



\$ 589,000.00

## 521 23 AVENUE NE CALGARY

<https://paulbrinton.com>

Investors and Builders Alert!! RC-2 Lot surrounded by new infills. Excellent location close to Edmonton Trail and Trans Canada Highway. Main floor has two bedrooms, a full 4pc bath, living room and a kitchen with dining area. Basement is partially finished. Huge backyard and a double detached garage.

- 2 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1145676

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-09-11 04:16:04

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 09/11/21

**Lot size:** 6144 sq ft

**Year built:** 1950

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Community Features:** Golf,Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Back Lane,Back  
Yard,Rectangular Lot

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Photo Count:** 1



**Levels:** One

**Zoning:** R-C2

**List Price Square Foot:** \$ 647.25

**Rooms Above Grade:** 2

**Construction Materials:** Vinyl Siding, Wood **Suite:** No

Frame

**Foundation:** Poured Concrete

**Frontage Metres:** 15.23M 50`0"

**Appliances:** Electric

**Living Area SF:** 910.00

Stove, Refrigerator, Washer

**Subdivision Name:** Winston

**Structure Type:** House

Heights/Mountview

**Lot Size Acres:** 0.14

**Restrictions:** None Known

