



\$ 299,900.00

## 832 23 AVENUE SE CALGARY

<https://paulbrinton.com>

INCREDIBLE AFFORDABLE OPPORTUNITY IN RAMSAY!! This turn of the century home has been owned by the same owners for almost 50 years! This home has immense possibilities for renovation, redevelopment, and future holding value. Beautiful high ceilings, two quaint bedrooms, a lovely well-placed kitchen. The basement is a dugout with...

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

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1157881

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 18:42:14

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 10/28/21

**Lot size:** 2745 sq ft

**Year built:** 1910

**Parking:** Stall

## PROPERTY FEATURES

**Total Parking:** 2

**Community Features:** Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet,Linoleum

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** All appliances and attached  
goods are as is-where is with no warranties  
and representations

**Lot Features:** Back Lane,Back Yard,Low  
Maintenance  
Landscape,Landscaped,Level,Street  
Lighting,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION



**Basement:** Partial, Unfinished

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Photo Count:** 18

**Construction Materials:** Wood Frame

**Foundation:** See Remarks

**Appliances:** Refrigerator, Stove(s), Window Coverings

**Subdivision Name:** Ramsay

**Lot Size Acres:** 0.06

**Levels:** One

**Zoning:** R-C2

**List Price Square Foot:** \$ 490.05

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 7.61M 25`0"

**Living Area SF:** 663.00

**Structure Type:** House

**Restrictions:** None Known

