

# \$1,400,000 - 8580 23 Avenue Se, Calgary

MLS® #A2243743

**\$1,400,000**

5 Bedroom, 2.00 Bathroom, 1,452 sqft

Single Family on 2.01 Acres

Belvedere, Calgary, Alberta

Acreage living within the city! Welcome to this beautifully maintained 1452 sq ft bungalow situated on a peaceful 2-acre parcel located within Calgary city limits. Imagine living close proximity to East Hills Shopping Centre, having access to Walmart, Costco and many other retail stores. This rare find offers the perfect blend of country charm and urban convenience. The home features a functional and family-friendly layout with 5 bedrooms (3 up, 2 down), a spacious living room, a formal dining area, and a bright U-shaped eat-in kitchen. The partially developed basement features a large family/rec room, two additional bedrooms, and a roughed-in bathroom ready for your finishing touches. Step outside to enjoy the expansive yard from your oversized deck, and take full advantage of the oversized, insulated double garage with abundant paved parking for vehicles, RVs, and trailers. A dedicated RV dump station on the property adds even more practicality for those with recreational vehicles. Recent improvements include new siding, a well pump, pressure tank, septic tank (pumped in July 2025), hot water tank, furnace, sump pump, skylight, drainage system, new toilets, and the complete replacement of Poly-B plumbing. Thoughtfully maintained and updated, this home is move-in ready and ideal for anyone seeking space, privacy, and proximity. Don't miss your chance to own a slice of country-style living, now inside the city! (id:6289)



Built in 1997

## Essential Information

Listing #	A2243743
Price	\$1,400,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,452
Acres	2.01
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	8580 23 Avenue Se
Subdivision	Belvedere
City	Calgary
Province	Alberta
Postal Code	T1X0L5

## Amenities

Amenities	Shopping
Features	PVC window, No neighbours behind
Parking	Detached Garage, RV
# of Garages	2

## Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Vinyl siding, Wood siding
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Foundation

Poured Concrete

## Listing Details

Listing Office

Real Estate Professionals Inc.



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