\$1,140,000 - 1437 23 Street Sw, Calgary

MLS® #A2258953

\$1,140,000

3 Bedroom, 3.00 Bathroom, 1,037 sqft Single Family on 0.15 Acres

Scarboro/Sunalta West, Calgary, Alberta

Make Your Mark in Upper Scarboro! Reduced by \$50,000!!Welcome to this charming mid-century bungalow, perfectly situated on a generous 60' x 110' lot with sweeping views of downtown Calgary. Renovated in 2000, this solid home offers timeless character with modern updates, featuring 2 spacious bedrooms on the main level both with ensuite bathrooms, the primary features a beautiful steam shower with multiple Grohe heads, and an additional bedroom in the fully developed basement. The beautiful maple kitchen has plenty of storage and countertops with downtown views from the kitchen and dining room windows. Set on an extremely quiet street, this property boasts a large, private backyardâ€"an ideal retreat for relaxing or entertaining. The prime location makes it equally attractive as a redevelopment opportunity, a long-term investment property, or a comfortable home to move right in and enjoy. With its enviable setting just minutes to the core, you'II love the quick access to downtown, parks, schools, shopping, and the welcoming community feel that Upper Scarboro is known for. This is a rare chance to secure a view lot in one of Calgary's most sought-after inner-city neighbourhoods. Enjoy one of the best inner-city community associations and amenities including tennis, basketball and volleyball courts in the summer and skating and hockey rinks in the winter complete with a community fire pit and gathering hall. Are you a dog lover? There are







2 off leash dog parks within walking distance. Upgrades include: upgraded electric services and wiring to 100 Amp service and grounded plugs, Mid/High Efficient Gas with much new ductwork through home, wired for Cad 5 and Coax to all rooms, beautiful site sand and finished hardwood throughout main floor and newer roof shingles. Don't miss your chance to capitalize on this rare offering. (id:6289)

Built in 1951

Essential Information

Listing # A2258953
Price \$1,140,000

Bedrooms 3
Bathrooms 3.00
Square Footage 1,037
Acres 0.15
Year Built 1951

Type Single Family

Sub-Type Freehold
Style Bungalow

Community Information

Address 1437 23 Street Sw

Subdivision Scarboro/Sunalta West

City Calgary
Province Alberta
Postal Code T3C1H5

Amenities

Amenities Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping

Features French door

Parking Spaces 1

Parking Attached Garage

of Garages 1

View View

Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave,

Window Coverings

Heating Natural gas Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 1

Has Basement Yes

Exterior

Exterior Stucco, Wood siding

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Real Broker





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