# \$1,399,000 - 609 23 Avenue Sw, Calgary

MLS® #A2228494

#### \$1,399,000

4 Bedroom, 4.00 Bathroom, 1,753 sqft Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

OPEN HOUSE OCTOBER 18 FROM 2-4 PM !!!!!! Do you love having coffee nestled in your cozy chair on the front porch with the smell of the lilac trees washing over you? Welcome home to 609 23 Ave SW in the heart of Cliff Bungalow. Steps to all the most trendy restaurants, coffee shops, Barry's, yoga and pilates studios, Shoppers, and Safeway. With the city's bike path system steps away you rarely ever have to drive! This masterpiece was brought down to the studs in 2014 and brought back to life keeping attention to every detail. Large windows all throughout the main floor allows the sun to shine on this entertainer's dream kitchen. There are three bedrooms up with the primary being an absolute relaxing oasis. The basement has a LEGAL ONE BEDROOM SUITE (brand new washer and dryer) that is excellent as a mortgage helper or a great place when guests come to town. A brand new HE furnace was installed in 2021 with hot water tank in 2017. This home is just waiting for you, come on, book your showing today!







Built in 1910

# **Essential Information**

MLS® # A2228494 Price \$1,399,000

Bedrooms 4
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,753
Acres 0.07
Year Built 1910

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 609 23 Avenue Sw

Subdivision Cliff Bungalow

City Calgary
County Calgary
Province Alberta
Postal Code T2S0J6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer

Stacked, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Balcony

Lot Description Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 6th, 2025

Days on Market 144

Zoning M-CG d72

# **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.