



GRASSROOTS
REALTY GROUP

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609 23 Avenue SW
Calgary, Alberta

MLS # A2228494



\$1,249,000

Division:	Cliff Bungalow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,753 sq.ft.	Age:	1910 (116 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: N/A

Do you picture yourself enjoying your morning coffee on a cozy front porch, surrounded by the fragrance of blooming lilac trees? Welcome to 609 23 Ave SW, perfectly situated in the heart of sought-after Cliff Bungalow. Just steps from Calgary's most vibrant amenities—trendy restaurants, boutique coffee shops, fitness studios including Barry's, yoga and pilates, plus everyday essentials like Shoppers and Safeway—this location offers an unbeatable walkable lifestyle. With the city's extensive bike path system nearby, you may rarely need your car. Completely rebuilt down to the studs in 2014, this home was thoughtfully redesigned with exceptional attention to detail. The main floor is bathed in natural light from expansive windows, highlighting an entertainer's dream kitchen and inviting living spaces. Upstairs, you'll find three spacious bedrooms, including a serene primary retreat designed for relaxation. The fully developed basement features a legal one-bedroom suite—complete with a brand new washer and dryer—ideal for guests, rental income, or a mortgage helper. Additional upgrades include a high-efficiency furnace (2021) and hot water tank (2017), offering peace of mind for years to come. This is more than a home—it's a lifestyle. Book your private showing today!