



**GRASSROOTS**  
REALTY GROUP

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2122 23 Avenue  
Didsbury, Alberta

MLS # A2294866



**\$298,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1908 (118 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Garden		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2

**Utilities:** -

**Inclusions:** N/A

Welcome to an opportunity that perfectly blends timeless character, smart value, and small-town lifestyle in the heart of Didsbury. This charming 1 $\frac{1}{2}$  storey home, originally built in 1908, offers the warmth and personality that only a character property can provide—paired with the confidence of documented maintenance & upgrades. Ideal for first-time buyers or savvy investors, this is a property where you can step in with peace of mind and start building equity immediately. Inside, you’ll find a welcoming layout full of potential, while outside, the beautifully treed yard and established garden space create a private, relaxing setting—perfect for summer evenings, growing your own produce, or simply enjoying the outdoors. The property also features a detached garage on a concrete pad with power, adding functionality and convenience for parking, storage, or a workshop setup. Located in the thriving and friendly community of Didsbury, you’ll enjoy the best of small-town living with easy access to amenities, schools, and a strong sense of community—all within commuting distance to larger centres. Whether you’re entering the market or adding to your portfolio, this is an exceptional opportunity to own a piece of history with real upside—at a price point that makes sense.