



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**612 23 Avenue SW  
Calgary, Alberta**

**MLS # A2305418**



**\$1,175,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome home to one of the most sought-after streets in Cliff Bungalow! From the moment you arrive, you’ll be drawn in by the inviting front porch—perfect for morning coffee, quiet evenings, and simply unwinding. Out back, discover an entertainer’s dream yard, ideal for hosting friends and family all season long. This charming three-bedroom home at 612 23 Ave SW has been thoughtfully upgraded, offering both comfort and peace of mind. Major improvements/investments include hot water on demand, a professionally completed Doug Lacey Basement Systems solution, gutter covers, enhanced attic insulation, new front-facing windows, and a replaced main sewer AND water line. The beautifully renovated kitchen adds modern style and functionality to the heart of the home. With its unbeatable location, character, and extensive upgrades, this is a rare opportunity you won’t want to miss. Book your private showing today!