



2, 112 23 Avenue NE
Calgary, Alberta

MLS # A2318807



\$525,000

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|------------------|--|---------------|-------------------|
| Division: | Tuxedo Park | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,376 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Garage Door Opener, Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 225

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: .

Located in a highly accessible inner-city pocket between Centre Street N and Edmonton Trail, this 1,376 sq. ft. three-bedroom, 2.5-bathroom property offers strong value for buyers looking for space, function, and future potential. The main level features a large living area, a practical kitchen with ample storage, a gas range, and an adjoining dining area that supports everyday use and easy hosting. Upstairs, the spacious primary bedroom includes a four-piece ensuite and walk-in closet, creating separation and privacy from the additional bedrooms. The unfinished basement is roughed in for a bathroom, giving future owners or investors flexibility to expand finished living space over time. Outside, the large patio area adds meaningful outdoor utility for entertaining, while the single detached garage provides secure parking and storage. With quick access to downtown, Deerfoot Trail, Calgary International Airport, Confederation Park, Winston Golf Club, restaurants, shopping, and transit corridors, this property is well positioned for both owner-occupiers and investors seeking an inner-city asset with long-term rental and resale appeal.