

814 23 Avenue SE
Calgary, Alberta

MLS # A2216377



\$800,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,053 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: Pergola

Tucked away on a quiet street, this charming, extensively updated home is sure to wow! With over 1,600 sq.ft of living space, your new home combines both modern luxury & century aesthetic. Meticulously maintained with updated painted exterior and manicured landscaping. Cozy-up on the main floor with a wood burning fireplace, a bright & spacious open floor plan perfect for both entertaining and everyday living. The modern light kitchen is the heart of the home, showcasing quartz countertops, ample cabinetry, stainless steel appliances, a convenient oversized central island, bar seating & wine fridge. With 3 bedrooms, 2.5 bath this home is turn-key ready! Additional highlights include : a private balcony off the primary suite, Oversized double detached garage, separate secondary entrance & fully developed basement complete with a Recreational room, bedroom, walk-in-closet, 3 piece bathroom & laundry room. The backyard is idyllic with a pergola, brick patio, raised flower beds & blooming white ash tree providing shade & privacy. Nestled within the heart of historic Calgary, this property is meters from Ramsay school and blocks from thriving Inglewood restaurants, shops, biking paths & river walks. You really can have it all!