

# \$1,450,000 - 609 23 Avenue Sw, Calgary

MLS® #A2228494

**\$1,450,000**

4 Bedroom, 4.00 Bathroom, 1,753 sqft

Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

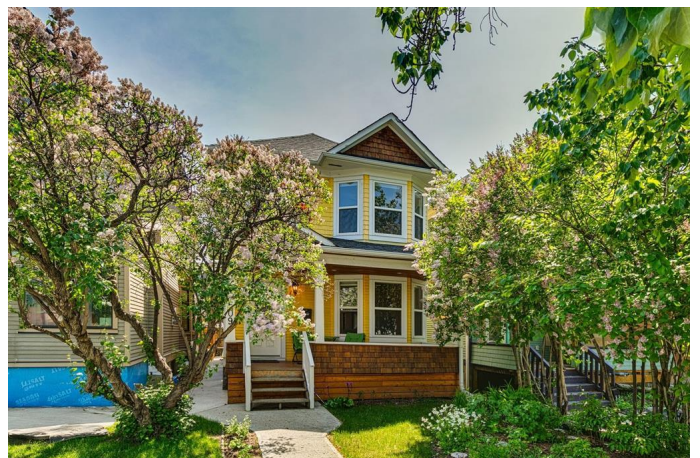
**OPEN HOUSE SUNDAY JUNE 22 2-4 PM!!!!**

Do you love having coffee nestled in your cozy chair on the front porch with the smell of the lilac trees washing over you? Welcome home to 609 23 Ave SW in the heart of Cliff Bungalow. Steps to all the most trendy restaurants, coffee shops, Barry's, yoga and pilates studios, Shoppers, and Safeway. With the city's bike path system steps away you rarely ever have to drive! This masterpiece was brought down to the studs in 2014 and brought back to life keeping attention to every detail. Large windows all throughout the main floor allows the sun to shine on this entertainer's dream kitchen. There are three bedrooms up with the primary being an absolute relaxing oasis. The basement has a LEGAL ONE BEDROOM SUITE (brand new washer and dryer) that is excellent as a mortgage helper or a great place when guests come to town. A brand new HE furnace was installed in 2021 with hot water tank in 2017. This home is just waiting for you, come on, book your showing today!

Built in 1910

## Essential Information

MLS® #	A2228494
Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,753
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	609 23 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0J6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	16
Zoning	M-CG d72

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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