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2451 23 Street NW  
Calgary, Alberta

MLS # A2166573



**\$769,900**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Inclusions:** Hood fan, Electric Stove in Basement, two Refrigerators in Basement (All appliances sold As-is)

**\*\*OPEN HOUSE this SAT, Sept 21 (2:00 - 4:00 pm)\*\*Investor and builder alert\*\* Do not miss this well-kept Bungalow situated on an RC-2 large-size lot offering 3+1 Beds & 2 Baths in the desirable Banff Trail community. Unbeatable location! Right across from the University of Calgary, walking distance to C-train station and McMahon Stadium, minutes to SAIT, North Hill Mall, Foothills Hospital, Children's Hospital, the University District, and easy access to Downtown. Newer furnace (2009), Newer roof (2005), Newer windows (2005) and New paint. The main level offers a bright and sunny Living room, a Dining room, and a functional Kitchen, as well as three generously sized Bedrooms and a full Bath, ensuring ample comfort and convenience for the entire family. The spacious Basement is fully Finished with one Bedroom, one huge Family room, one full Bathroom, and plenty of storage space. Whether you're looking for a rental property or redevelop your dream home on this prime lot, this is the one for you! Call your favorite agent for a showing before it's gone.**