

**2363 23 Street NW**  
**Calgary, Alberta**

**MLS # A2296613**



**\$995,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Garden, Irregular Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Solar Tube(s), Storage		

**Inclusions:** Laundry Room Freezer, Shed

Welcome to an exceptional opportunity in the highly sought-after community of Banff Trail. This prime inner-city location is known for its family friendly atmosphere, proximity to top schools, parks, and unbeatable access to the University, transit, and McMahon Stadium. Situated on a generous sought after 50'x120' corner lot, this property offers incredible potential for redevelopment, investment, or long term holding. The prominent frontage and corner positioning provide added design flexibility and strong future value, making it an ideal candidate for builders, investors, or those looking to secure a premium lot in a rapidly evolving neighbourhood. The impeccable maintained home itself is filled with natural light and character. The main floor features hardwood floors throughout, a bright and open living room with cozy gas fireplace, and a seamless flow into the dining area. The spacious kitchen includes glass-front cabinets, a convenient pass-through from the dining area to the breakfast nook, and solar tubes that enhance the already abundant natural light. A thoughtfully added den connects to the primary bedroom and provides direct access to the backyard. Two additional bedrooms, one also featuring a solar tube, and a 4pc bath complete the main level. The lower level offers a versatile layout with a massive rec room, den which can ideally function as a bedroom, 3pc bathroom, laundry area with ample storage and a large workshop. Step outside to enjoy a large deck overlooking the yard and garden, perfect for summer entertaining. The property also includes a single detached garage and storage shed. Whether you're looking to move in, rent out, or redevelop, this property delivers outstanding value in one of Calgary's most desirable inner-city communities. A rare change to secure a corner lot with substantial frontage that's just minutes away from the LRT,

Calgary Winter Club, and Confederation Park.