



THE
A-TEAM

**RE/MAX
FIRST**

532 23 Avenue, Calgary T2S 0Y5

MLS®#: **A2112622**

Area: **Cliff Bungalow**

Listing Date: **03/20/24**

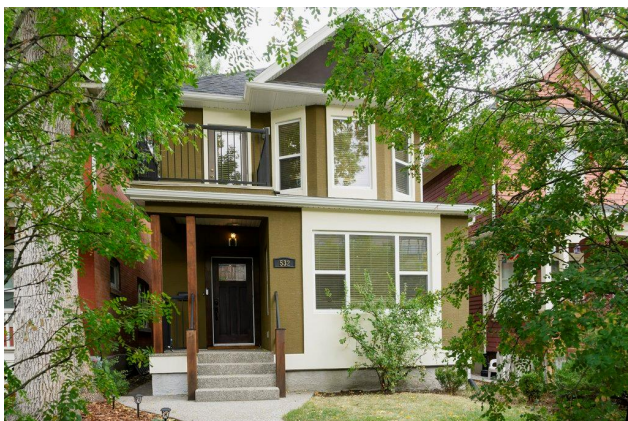
List Price: **\$1,179,000**

Status: **Active**

County: **Calgary**

Change: **-\$46k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**
Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,716**
Low Sqft:
Ttl Sqft: **1,716**

DOM

60
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete,See Remarks**
Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 21`6"
Kitchen	Main	9`2" x 15`5"
Office	Main	9`5" x 7`10"
Bedroom - Primary	Second	19`5" x 12`2"
Bedroom	Second	10`0" x 13`0"
3pc Bathroom	Second	
Den	Basement	9`4" x 13`2"

Room	Level	Dimensions
Dining Room	Main	11`4" x 11`11"
Family Room	Main	8`11" x 9`0"
2pc Bathroom	Main	
5pc Ensuite bath	Second	
Bedroom	Second	9`0" x 8`8"
Game Room	Basement	10`1" x 13`9"
3pc Bathroom	Basement	

Furnace/Utility Room

Basement

9`6" x 15`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

M-CG d111

4453L

Remarks

Pub Rmks:

Stunning century "Green" home completely remodeled and professionally engineered to last another century and beyond. This stunning property was renovated from the studs up in 2008 with attention to detail, energy efficiency, and longevity you rarely find in any other century home. Beyond the masterfully redesigned modern open floor plan and high-level finishing, extensive work was completed to both the foundational structure and building envelope. The entire basement foundation was professionally re-engineered with Steele Brace Wall Reinforcement, a newly poured basement concrete pad, and a XPS Rigid Foam Insulation system to eliminate costs and challenges often experienced in century style homes. The extensive work completed on this home doesn't stop there! Topping the upgraded low energy LED pot light system and low flow toilets, the entire building envelope was tastefully reconstructed with an Exterior Insulation Finish System (EIFS) to ensure a top performing thermal, moisture, and noise control! With a Energuide Rating achieving top 5% of similar home category, this beautiful property will surely reduce your carbon footprint! Open plan main floor flows from the spacious living room past a centre fireplace into dining room and kitchen, featuring stainless steel appliances, gas stove and built in microwave. A family room with french doors onto the private deck , yard and double garage, has great flexibility of use to suit your family and leads to office and powder room to finish the elegant main floor. Upstairs the grand master suite is highlighted by a 5 piece en suite , huge walk in shower, soaker tub and double vanity plus his and her closets and beautiful balcony with treetop views. Enjoy 2 further bedroom, 2nd having another balcony, and family bathroom. The fully finished basement has separate side entrance, recreation room , 3 piece bathroom and den which could be updated to a 4th bedroom. This is your chance to own a century home with modern comforts in the heart of the trendy Mission area, close to the river, shops, bars and restaurants.

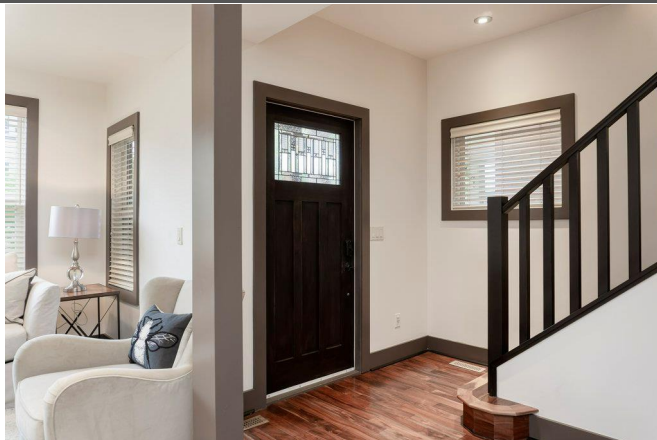
Inclusions:

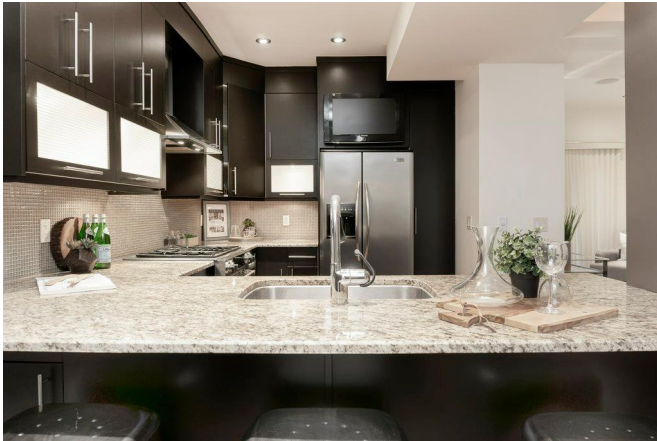
Property Listed By:

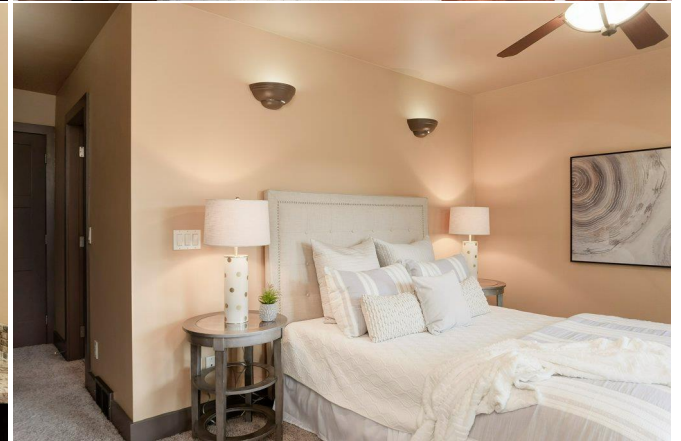
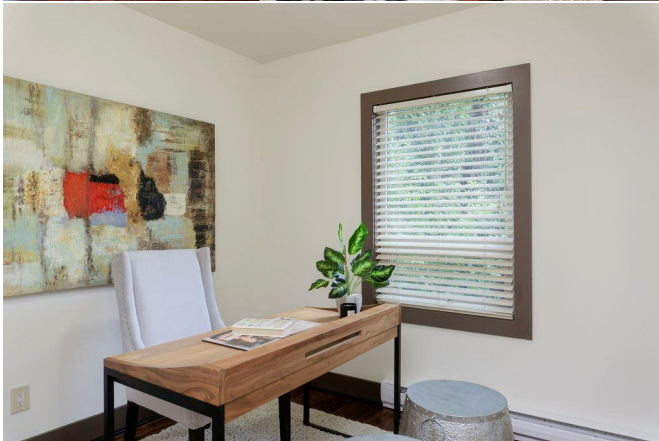
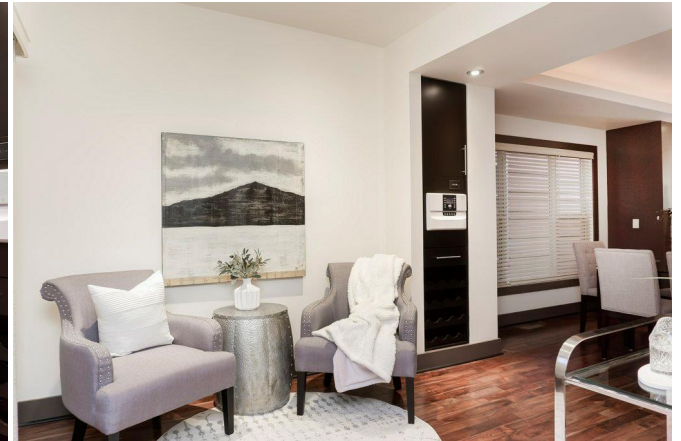
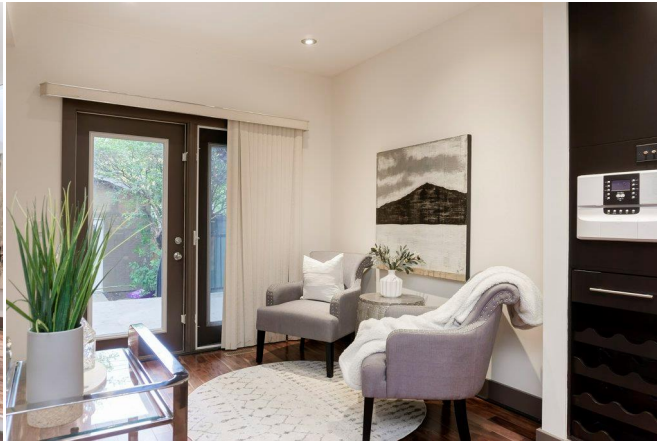
dmc1music/communication system, 3 tv's

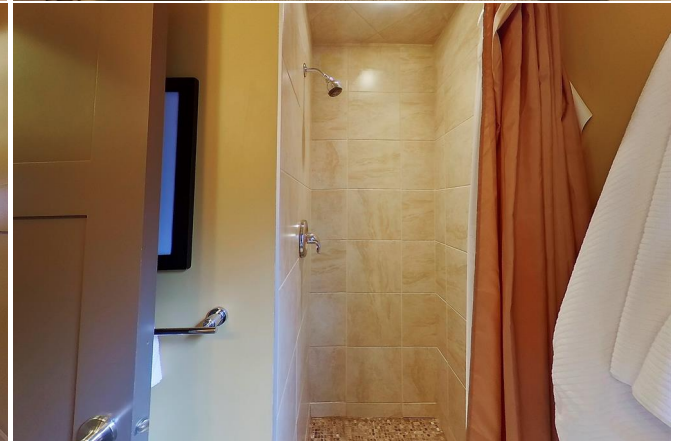
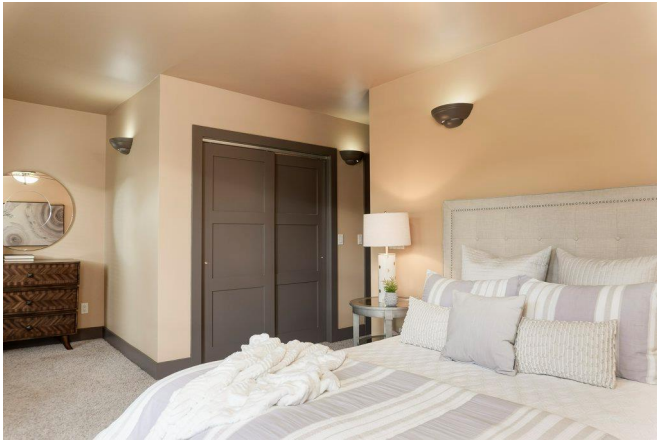
Real Broker

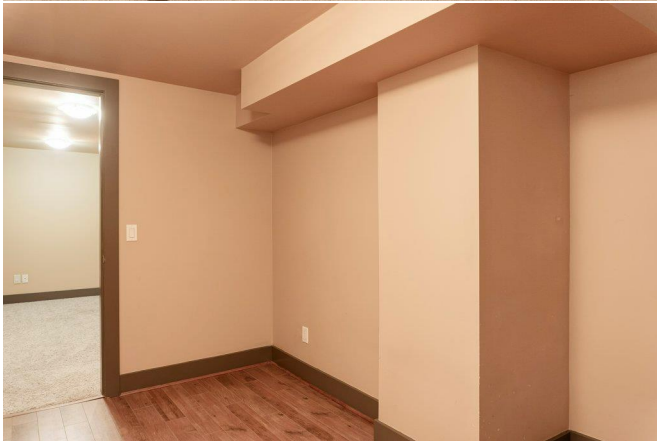
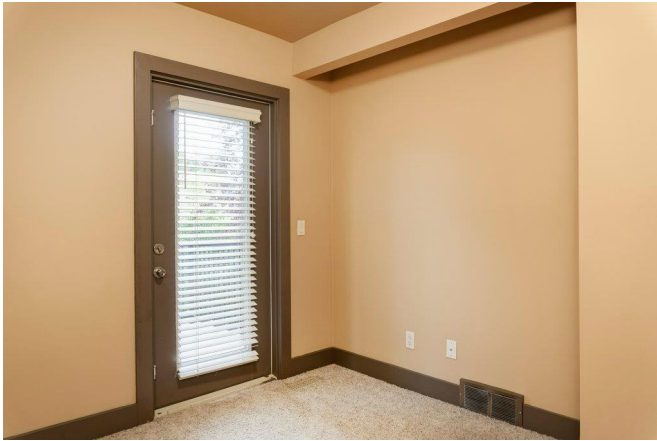
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

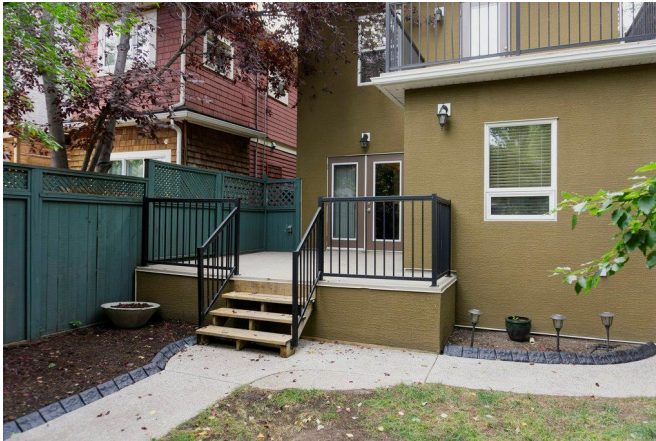
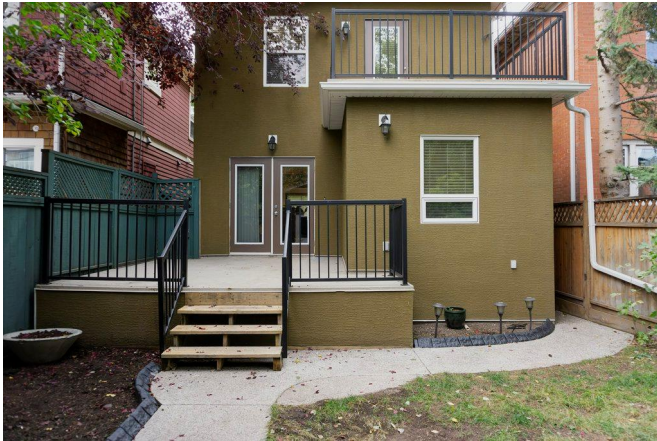
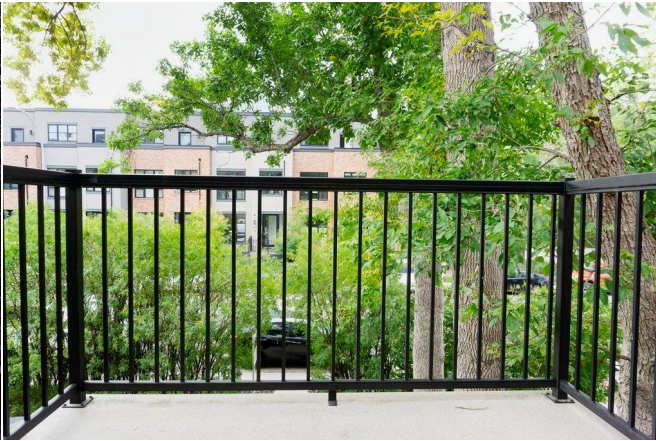












532 23 Ave SW, Calgary, AB

Main Floor Exterior Area 966.13 sq ft
Interior Area 963.42 sq ft



0 4 8
PREPARED: 2020/06/23

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

532 23 Ave SW, Calgary, AB

2nd Floor Exterior Area 772.43 sq ft
Interior Area 769.24 sq ft



0 4 8
PREPARED: 2020/06/23

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

532 23 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 671.03 sq ft
Interior Area 598.39 sq ft
Excluded Area 18.57 sq ft



0 4 8
PREPARED: 2020/06/23

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.