



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**615 23 Avenue, Calgary T2S 0J6**

MLS®#: **A2177374**

Area: **Cliff Bungalow**

Listing Date: **11/08/24**

List Price: **\$1,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1910**

Lot Information

Lot Sz Ar: **2,992 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,632**  
Low Sqft:  
Ttl Sqft: **1,632**

DOM

**25**  
Layout  
Beds: **2 (2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Private,Treed**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Skylight(s),Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`7" x 11`6"
Living Room	Main	11`1" x 13`1"
Den	Main	9`8" x 12`10"
Bedroom - Primary	Upper	11`10" x 14`7"
5pc Ensuite bath	Upper	12`6" x 8`4"
Walk-In Closet	Upper	5`10" x 9`4"
4pc Bathroom	Basement	4`10" x 7`8"

Room	Level	Dimensions
Dining Room	Main	14`5" x 10`4"
Kitchen	Main	14`5" x 13`7"
Breakfast Nook	Main	8`4" x 7`8"
Bedroom	Upper	11`1" x 10`7"
4pc Ensuite bath	Upper	6`6" x 7`2"
Game Room	Basement	16`6" x 25`7"
2pc Bathroom	Main	3`11" x 6`1"

<b>Laundry</b>	<b>Basement</b>	<b>5`5" x 7`6"</b>	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>M-CG</b>	
Legal Desc:	<b>2112AC</b>		Remarks
Pub Rmks:	<p><b>This exquisitely remodeled luxury residence is nestled in a prime urban neighborhood. Set on a peaceful, tree-lined street among charming character homes, it's just steps from the vibrant 4th Street Village, with easy access to downtown and scenic river pathways. The main level boasts a spacious open layout with soaring ceilings, hardwood floors, and generous south-facing windows. A central kitchen features a large island with bar seating, a gas range, and ample pantry storage. The bright living area flows into a dining space with built-ins, and a convenient powder room. Ascend a skylit staircase to the five-star master suite, complete with vaulted ceilings, a large walk-in closet, and a renovated ensuite featuring sliding barn doors, a double vanity, a glass shower, and a luxurious soaking tub. The second bedroom, also with vaulted ceilings, has its own ensuite and access to a sunny, private balcony. Upstairs laundry provides added convenience. The fully finished lower level includes in-floor heating, a versatile rec room with built-ins, 2 beverage fridges, a four-piece bath, a second laundry room, and additional storage. Central air conditioning, a brand new furnace and a water softener will ensure year-round comfort. Outdoors, a spacious private deck and low-maintenance yard provide a perfect space for relaxation, complemented by a 2 car garage with a slat wall storage system and ceiling mounted storage racks. If you are looking to suite out the basement, a side entry &amp; secondary laundry are already in place!</b></p>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Nineteen 88 Real Estate</b>		

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









