

**814 23 Avenue SE**  
**Calgary, Alberta**

**MLS # A2216377**



**\$800,000**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** Pergola

Tucked away on a quiet street, this charming, extensively updated home is sure to wow! With over 1,600 sq.ft of living space, your new home combines both modern luxury & century aesthetic. Meticulously maintained with updated painted exterior and manicured landscaping. Cozy-up on the main floor with a wood burning fireplace, a bright & spacious open floor plan perfect for both entertaining and everyday living. The modern light kitchen is the heart of the home, showcasing quartz countertops, ample cabinetry, stainless steel appliances, a convenient oversized central island, bar seating & wine fridge. With 3 bedrooms, 2.5 bath this home is turn-key ready! Additional highlights include : a private balcony off the primary suite, Oversized double detached garage, separate secondary entrance & fully developed basement complete with a Recreational room, bedroom, walk-in-closet, 3 piece bathroom & laundry room. The backyard is idyllic with a pergola, brick patio, raised flower beds & blooming white ash tree providing shade & privacy. Nestled within the heart of historic Calgary, this property is meters from Ramsay school and blocks from thriving Inglewood restaurants, shops, biking paths & river walks. You really can have it all!