

# Listing Client Full No Remarks

[612 23 Avenue SW Calgary, AB T2S0J7](#)

**Residential**

**Active**

**Banner:**

[A2305418](#)

**LIVE THE URBAN LIFESTYLE!!!**



**PD:**

**DOM:** 1

**LP:** \$1,175,000.00

**OP:** \$1,175,000.00

**Class:** Detached  
**County:** Calgary  
**Type:** House  
**Levels:** Two  
**Year Built:** 1910  
**LINC#:** [0020197753](#)  
**Arch Style:** 2 Storey  
**# Illegal Suite:** 0  
**Possession:** 30 Days / Neg 06/01/2026  
**Lot Dim:**  
**Front Length:** 7.62M 25` 0"  
**Legal Desc:** 2112AC;L;18  
**Legal Pln:** 2112AC **Blk:** L

**City:** Calgary  
**Subdivision:** Cliff Bungalow  
**Ttl Beds:** 3  
**F/H Bth:** 2/1  
**RMS SQFT:** 1,358.28  
**LP/SF:** \$865.06  
**Suite:** No  
**# Legal Suite:** 0  
**Lot Size:** 3003 SF|278.99 SM  
**Lot Depth:** 36.57 M 120'  
**Lot:** 18 **Condo:** No

**Zoning:** M-CG d72  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** Encroachment, Restrictive Covenant  
**Tax Amt/Yr:** \$5,692.00/2025  
**Loc Imp Amt:**  
**Front Exp:** S

Recent Change: **04/29/2026 : NEW**

**Directions:**

**Rooms & Measurements**

	1P	2P	3P	4P	5P	6P						
<b>Baths:</b>	0	1	2	0	0	0	<b>Bed Abv:</b> 3	<b>Main:</b> 62.44	<b>Mtr2</b>	672.06	<b>SqFt</b>	
<b>EnSt Bth:</b>	0	0	0	0	0	0	<b>Rms Abv:</b> 6	<b>Upper:</b> 63.75	<b>Mtr2</b>	686.22	<b>SqFt</b>	
<b>Garage Dims (L x W):</b>	14` 1" x 21` 6"							<b>Blw Grade:</b> 59.03	<b>Mtr2</b>	635.39	<b>SqFt</b>	
								<b>Total AG:</b> 126.19	<b>Mtr2</b>	1,358.28	<b>SqFt</b>	

**Property Information**

**Basement:** Partial  
**Basement Dev:** Partially Finished  
**Heating:** Forced Air  
**Construction:** Stucco, Wood Siding  
**Foundation:** Poured Concrete  
**Exterior Feat:** Balcony  
**Roof Type:** Asphalt Shingle  
**Reports:** RPR with Compliance, Title  
**Parking:** Single Garage Detached **Total:** 1  
**Features:** Closet Organizers, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s)  
**Comm Feature:** Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths  
**Lot Features:** Rectangular Lot  
**Goods Include:** n/a  
**Appliances:** Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings  
**Other Equip:** None  
**Goods Exclude:** n/a  
**Laundry Ft:** In Basement  
**Basement Ft:** None  
**Cooling:** Central Air  
**Fireplaces:** 0  
**Flooring:** Carpet, Hardwood, Tile  
**Fencing:** Fenced  
**Patio/Porch:** Balcony(s), Deck, Front Porch, Rear Porch

**Printed Date:** 04/30/2026 11:35:11 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**612 23 Avenue SW Calgary, AB T2S0J7**

**Residential**

**A2305418**

**Active**

**LP: \$1,175,000.00**

**CDOM: 1**

**DOM: 1**

**OP: \$1,175,000.00 PD:**

**Banner: LIVE THE URBAN LIFESTYLE!!!**



