

609 23 Avenue SW Calgary, AB T2S0J6

Residential
Active [A2228494](#)

DOM: 288 **LP:** \$1,299,000.00
OP: \$1,450,000.00

PD:



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Cliff Bungalow
Type:	House	Ttl Beds:	4
Levels:	Two	F/H Bth:	3/1
Year Built:	1910	RMS SQFT:	1,753.18
LINC#:	0020196648	LP/SF:	\$740.94
Arch Style:	2 Storey	Suite:	Yes
# Illegal Suite:	0	# Legal Suite:	1
Possession:	60 Days / Neg/Possession is flexible 08/15/2025		
Lot Dim:		Lot Size:	2992 SF 277.96 SM
Front Length:	7.60M 24' 11"	Lot Depth:	36.58 M 120.01'
Legal Desc:	2112AC;M;12	Lot:	12
Legal Pln:	2112AC	Blk:	M
		Condo:	No
Zoning:	M-CG d72	Tax Amt/Yr:	\$7,292.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	N
Restrict:	Encroachment		

Public Remarks: ***OPEN HOUSE SATURDAY MARCH 7 2-4PM***Do you love having coffee nestled in your cozy chair on the front porch with the smell of the lilac trees washing over you? Welcome home to 609 23 Ave SW in the heart of Cliff Bungalow. Steps to all the most trendy restaurants, coffee shops, Barry's, yoga and pilates studios, Shoppers, and Safeway. With the city's bike path system steps away you rarely ever have to drive! This masterpiece was brought down to the studs in 2014 and brought back to life keeping attention to every detail. Large windows all throughout the main floor allows the sun to shine on this entertainer's dream kitchen. There are three bedrooms up with the primary being an absolute relaxing oasis. The basement has a LEGAL ONE BEDROOM SUITE (brand new washer and dryer) that is excellent as a mortgage helper or a great place when guests come to town. A brand new HE furnace was installed in 2021 with hot water tank in 2017. This home is just waiting for you, come on, book your showing today!

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	81.21	Mtr2	874.18	SqFt
Baths:	0	1	0	2	0	0	Bed Abv: 3	Upper:	81.66	Mtr2	879.00	SqFt
EnSt Bth:	0	0	1	0	0	0	Rms Abv: 7	Blw Grade:	71.43	Mtr2	768.87	SqFt
Garage Dims (L x W):	20`0" x 19`8"							Total AG:	162.87	Mtr2	1,753.18	SqFt

Property Information

Basement:	Full	Laundry Ft:	In Unit, Lower Level
Heating:	Fireplace(s), Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Vinyl Siding, Wood Siding	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Hardwood
Exterior Feat:	Balcony	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Balcony(s), Deck
Reports:	Floor Plans, RPR, Title		
Parking:	Double Garage Detached Total: 2		
Features:	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot		
Goods Include:	N/A		
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings		
Other Equip:	None		
Goods Exclude:	Roof rack equipment attached to wall, in garage, will not be included		

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