

# \$839,800 - 1625 23 Avenue Sw, Calgary

MLS® #A2197686

**\$839,800**

6 Bedroom, 3.00 Bathroom, 1,685 sqft  
Residential on 0.11 Acres

Bankview, Calgary, Alberta

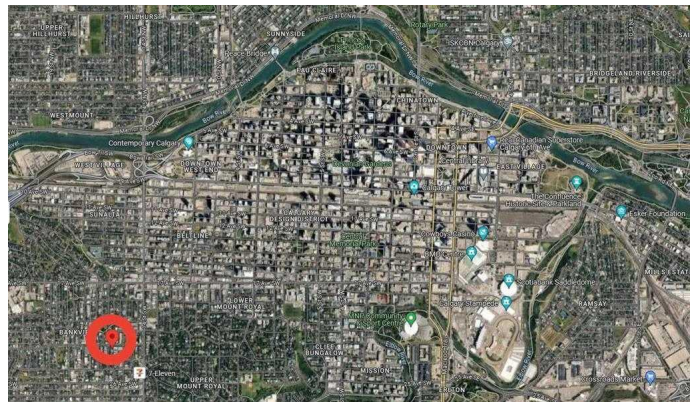
ATTENTION BUILDERS / INVESTORS. RCG ZONED CORNER LOT THAT WILL ALLOW A 4 or 5 PLEX TO BE BUILT with amazing views of the Calgary downtown and across the street from a green space! Hold and rent the three legal separate rental units while you decide what to do long term with this amazing lot and the potential it holds\* MAKE YOUR FIRST VISIT INSIDE THROUGH THE 3D TOUR\*

This property, sitting on a lot size of 5026 SqFt, consists of 3 Legal Rental Units located right outside of downtown in the community of Bankview. The top unit is very bright, cozy and charming two bedroom legal suite. The middle unit has 9 foot ceilings, is painted white, has an open layout, and is also a very comfortable two bedroom legal suite. The two bedroom basement legal suite is a full walk-out-to-grade which means each unit has its own separate entrance. Each legal suite includes many windows for natural lighting. These units have been generating revenue for 45+ years! All three units use the washer and dryer located right inside the basement front door. Once again visit the 3D tour to make your first visit, and then book your in person viewing!

Built in 1912

## Essential Information

MLS® #	A2197686
Price	\$839,800



Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,685
Acres	0.11
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1625 23 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0V1

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 27th, 2025
Days on Market	140
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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