# \$1,140,000 - 1437 23 Street Sw, Calgary

MLS® #A2258953

## \$1,140,000

3 Bedroom, 3.00 Bathroom, 1,037 sqft Residential on 0.15 Acres

Scarboro/Sunalta West, Calgary, Alberta

Make Your Mark in Upper Scarboro! Reduced by \$50,000!!

Welcome to this charming mid-century bungalow, perfectly situated on a generous 60' x 110' lot with sweeping views of downtown Calgary. Renovated in 2000, this solid home offers timeless character with modern updates, featuring 2 spacious bedrooms on the main level both with ensuite bathrooms, the primary features a beautiful steam shower with multiple Grohe heads, and an additional bedroom in the fully developed basement. The beautiful maple kitchen has plenty of storage and countertops with downtown views from the kitchen and dining room windows.

Set on an extremely quiet street, this property boasts a large, private backyardâ€"an ideal retreat for relaxing or entertaining. The prime location makes it equally attractive as a redevelopment opportunity, a long-term investment property, or a comfortable home to move right in and enjoy.

With its enviable setting just minutes to the core, you'II love the quick access to downtown, parks, schools, shopping, and the welcoming community feel that Upper Scarboro is known for. This is a rare chance to secure a view lot in one of Calgary's most sought-after inner-city neighbourhoods. Enjoy one of the best inner-city community associations and amenities including tennis, basketball and volleyball courts in the summer and skating and hockey rinks in the winter complete with a community fire pit and







gathering hall. Are you a dog lover? There are 2 off leash dog parks within walking distance. Upgrades include: upgraded electric services and wiring to 100 Amp service and grounded plugs, Mid/High Efficient Gas with much new ductwork through home, wired for Cad 5 and Coax to all rooms, beautiful site sand and finished hardwood throughout main floor and newer roof shingles. Don't miss your chance to capitalize on this rare offering.

#### Built in 1951

#### **Essential Information**

MLS®# A2258953 Price \$1,140,000

3 Bedrooms 3.00 Bathrooms 3

Full Baths

Square Footage 1,037 Acres 0.15 Year Built 1951

Type Residential Sub-Type Detached Style Bungalow Status Active

## **Community Information**

Address 1437 23 Street Sw

Subdivision Scarboro/Sunalta West

City Calgary County Calgary Province Alberta Postal Code T3C 1H5

## **Amenities**

Parking Spaces 1

**Parking** Single Garage Attached

# of Garages 1

### Interior

Interior Features Double Vanity, French Door, Laminate Counters, Walk-In Closet(s),

Wired for Data

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Brick Facing, Mantle, Wood Burning

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Rectangular Lot, Views

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed September 25th, 2025

Days on Market 40

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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