

# \$800,000 - 814 23 Avenue Se, Calgary

MLS® #A2216377

**\$800,000**

3 Bedroom, 3.00 Bathroom, 1,053 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Sunday May 4: Open House Cancelled!

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!

Built in 1979

## Essential Information



MLS® #	A2216377
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,053
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	814 23 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1N8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Additional Parking, Alley Access, On Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes

Basement	Exterior Entry, Finished, Full
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## Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Private
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Paramount Real Estate Corporation
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