

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

MLS® #A2197686

**\$839,800**

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

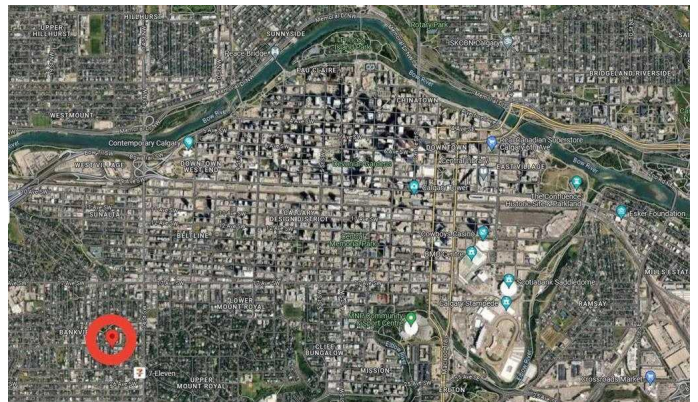
Bankview, Calgary, Alberta

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   | Rectangular Lot, Treed, Corner Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Stucco, Wood Frame, Wood Siding    |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 62                  |
| Zoning         | M-CG                |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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