

2906 23 Avenue SW
Calgary, Alberta

MLS # A2164007



\$595,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	On Street, Quad or More Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Pantry, Skylight(s), Storage, Wet Bar		

Inclusions: Backyard Gazebo, Feature Wall Shelving in Living Room, Mirror in Living Room, Shelving in flex space on second floor.

This beautiful 2-bedroom home has 2 full bathrooms, 2 half bathrooms and has been updated with modern touches that you will fall in love with. Step into the kitchen featuring sleek granite countertops, a stainless steel fridge, dishwasher, and stove - ideal for anyone who enjoys cooking and entertaining. The spacious living room centres around a stunning feature wall with creative shelving solutions to style to your heart's desire and a gas fireplace, creating a warm and cozy atmosphere. Brand new, fresh carpet in the basement ensure this home is both stylish and comfortable. Upstairs, the flex space, bathed in natural light from the skylight, offers the perfect spot for a home office or study area. Outside, enjoy your private backyard complete with a gazebo, grassy space, and deck - perfect for soaking up Calgary's sunny days. This home is nestled in the heart of Calgary's Killarney/Glengarry neighbourhood. Just 15 minutes from the core, this community is a beautiful blend of classic charm and modern convenience, offering a warm lifestyle for families, professionals, and anyone looking to enjoy the best of city living. The Killarney-Glengarry Community Association hosts family-friendly events, while 17th Ave provides fun options for dining, shopping, and entertainment. Plus, with the Killarney Aquatic and Recreation Centre just minutes away, you'll have easy access to fitness and swimming. Surrounded by neighbourhood parks (even an off leash dog park) there is ample opportunities for outdoor fun.