

\$1,095,000 - 1437 23 Street Sw, Calgary

MLS® #A2258953

\$1,095,000

3 Bedroom, 3.00 Bathroom, 1,037 sqft

Residential on 0.15 Acres

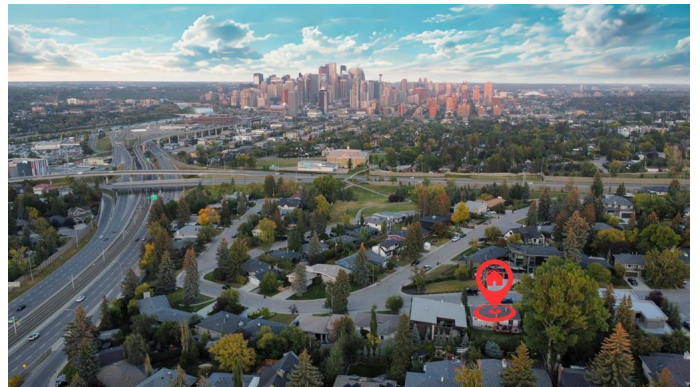
Scarboro/Sunalta West, Calgary, Alberta

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 backyard—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'll 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	\$1,095,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
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, Laminate Counters, Walk-In Closet(s), French Door, Wired for Data
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Basement, Brick Facing
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	53
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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