

# \$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

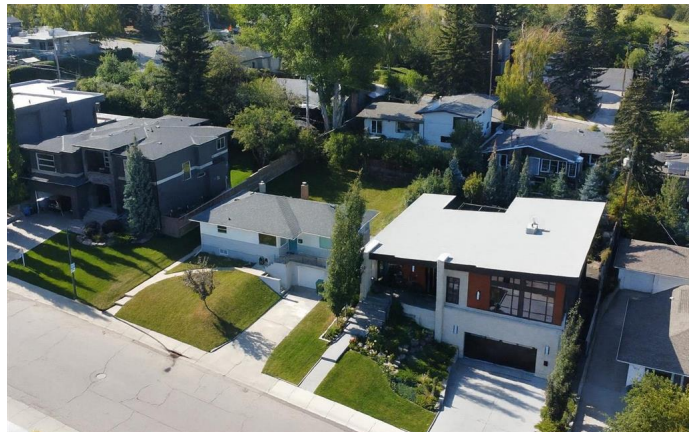
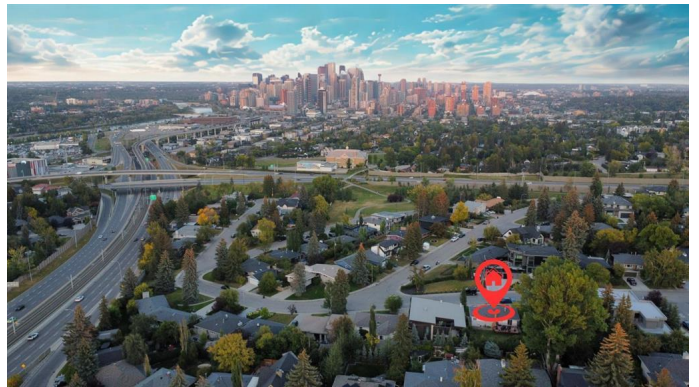
Scarboro/Sunalta West, Calgary, Alberta

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 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          | \$1,140,000 |
| 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, 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 | 48                   |
| Zoning         | R-CG                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.