



Oversized Double Detached, heated and insulated garage measuring 32 x 24...a hobbyist's dream.



Living room with the original sculpted ceilings... and all newer windows on the main level.



Upgraded kitchen, featuring an abundance of cabinetry and counter space.

*Welcome to
458 - 23rd Avenue N.E.*



403-249-4322

www.calgaryconnection.com



Overview

This home's biggest advantage is the Location, Location and Location...steps from Nose Creek Park, Elks Golf Club and the pathway system offered in the community. We are an easy commute to downtown and major thoroughfares at your doorstep. Buy with confidence, offering exceptional value...view the many upgrades and improvements! A host of features including; an upgraded kitchen and bathroom, newer furnace, hot-water tank and electrical panel and all windows on the main floor. This solid well cared for bungalow that was built in 1948 offers a full basement with a proper concrete foundation and additional space for future development. The exterior of the home has nice curb appeal and is surrounded by a solid fence, features a shed...and an oversized, double heated and insulated detached garage measuring 32 x 24. This R-2 lot measures 50 x 125...the total square footage of the lot is 6250. We are desirable to a buyer interested in an affordable home with upside potential...or the developer wishing to hold this property for redevelopment purposes.

This well-cared for home is an opportunity to purchase a home within the mature and well established district of Winston Heights/Mountview. This home sits within a short drive to Deerfoot and Edmonton Trail and minutes to the core.

Living Room

The open area allows you to arrange your furnishings with ease. The home faces south inviting our sunny Alberta days to shine in. The size of newer South and East facing windows makes this room light and bright. The original character of the era remains with the original sculpted ceilings.

Kitchen

This kitchen has been carefully planned and has loads of convenient work areas. This upgraded kitchen is brimming with every convenience...including walls of sparkling white cabinetry. The countertops have also been extended to create greater working areas. The kitchen is large enough to host a full size family table. The rear utility room acting as a mud-room allows easy access to the 14 x 8 deck surrounded by aluminum railing and fully landscaped backyard and is also entry to the lower level laundry area.

Bedrooms & Bath

All three bedrooms have the replaced windows, which is a great feature; forget about drafts from the old windows. The one storybook bedroom features original hardwood floors. The upgraded bathroom has retained the arched entranceway accessing the tub...very charming.

Yard

The home sits on a wide South-facing R-2 lot measuring 50 x 125. The rear alley creates a greater spaciousness to your home as there is a separation from your neighbours. We also offer reduced maintenance with the poured concrete sidewalk and parking to the side and rear of the house. Quality has been the first consideration in the building of the rear deck, a fully drywalled, insulated and heated oversize garage measuring 32 x 2, with three access doors...ideal for the hobbist. The yard is surrounded by a solid fence, is nicely landscaped featuring flower and vegetable beds...all on a quiet street.

Amenities

This very desirable home is in the well established mature district of Winston Heights/Mountview. From your front door you are a short distance to major access roads, nearby shopping and the downtown core.

For more information and additional pictures please call Real Phaneuf at 249-4322 or visit my website at www.calgaryconnection.com