

**821 23 Avenue NW**  
**Calgary, Alberta**

**MLS # A2168763**



**\$875,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** n/a

This spacious 50' x 120' R-CG lot offers an exceptional opportunity for redevelopment in one of Calgary's most sought-after inner-city communities. Located just a few blocks from the stunning Confederation park on a well developed street, the potential of this site is endless. With zoning that allows for duplexes, semi-detached homes, or potentially other multi-family configurations, this lot is perfect for investors or builders looking to capitalize on the growing demand for modern infills in Mount Pleasant. The location provides quick access to downtown Calgary, schools, parks, and transit, making it an ideal spot for future homeowners or renters. Whether you're looking to build custom infills or hold the property as an investment, this is a rare chance to secure prime real estate in a vibrant neighbourhood.