

# \$889,900 - 1527 23 Street Nw, Calgary

MLS® #A2200355

**\$889,900**

4 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Prime Investment Opportunity in the Heart of Calgary â€” 1527 23 Street NW

Situated in a highly desirable area with significant development potential, this property offers an exceptional investment opportunity. Whether you're looking to generate immediate rental income or hold for future growth, this property checks all the boxes.

## Key Features:

**6 Bedrooms & 3 Bathrooms:** This spacious home boasts a total of 6 bedrooms and 3 bathrooms, providing ample space for tenants or future redevelopment. The layout is designed to maximize living space, making it perfect for families or individuals seeking room to grow.

**Upper Suite with \$2,500 Rent:** The upper suite offers a generous living space with excellent natural light, a functional kitchen, and a comfortable layout. With a rental income of \$2,500 per month, it provides consistent cash flow.

**Lower Illegal Suite with \$1,500 Rent:** The lower illegal suite is a fantastic addition, offering a fully functional living space that generates an additional \$1,500 per month in rental income. Although an illegal suite, it provides great potential for future upgrades or legalization.



**Luxurious Area for Development:** Located in an area poised for future growth and development, this property sits in a neighborhood with a mix of established homes and new developments. Take advantage of the potential for appreciation and redevelopment in the near future.

**Close to LRT:** Conveniently located near the LRT station, this property offers excellent access to public transportation, making it highly attractive to renters and future buyers. Enjoy the ease of commuting to downtown Calgary and surrounding areas.

**Detached Double Garage:** The property features a detached double garage, offering both parking and extra storage space for tenants or the future homeowner.

This is a fantastic holding investment, providing solid rental income today while positioning you for potential future gains as the area continues to develop. Whether you're an investor looking for a reliable rental property or someone looking to capitalize on a growing neighborhood, this is the opportunity you've been waiting for.

Don't miss your chance to own a piece of Calgary's prime real estate! Book your showing today!

Built in 1961

## **Essential Information**

MLS® #	A2200355
Price	\$889,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,348
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1527 23 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2P6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan			
Appliances	Dishwasher, Electric Cooktop, Washer/Dryer, Window Coverings	Garage	Control(s),	Microwave,
Heating	Forced Air			
Cooling	None			
Fireplace	Yes			
# of Fireplaces	1			
Fireplaces	Wood Burning			
Has Basement	Yes			
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out			

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Yard, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 11th, 2025
Days on Market	67
Zoning	R-CG

**Listing Details**

Listing Office	CP Realty Calgary Pros
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