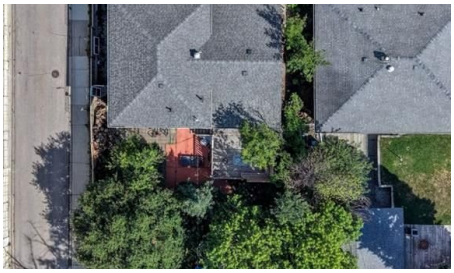
1615 23 Street NW

Calgary | Active | MLS® A2336175

$675,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1956**	**1,205.93 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to an incredible opportunity in the highly sought-after inner-city community of Hounsfield Heights/Briar Hill. Situated on an impressive 55' x 111' CORNER LOT with a sunny west-facing backyard, this well-maintained 4-level split offers a rare combination of location, lot size, investment potential and future possibilities, making it an excellent option for families, investors, developers or those looking to secure a property in one of Calgary's most DESIRABLE established communities. The bright and inviting main floor is filled with natural light and features hardwood and cork flooring, a spacious living room, dedicated dining area and a functional kitchen complete with concrete countertops, stainless steel appliances and a gas stove. From the dining area, step outside to the large rear deck overlooking the west backyard, offering plenty of space to relax, entertain and enjoy the outdoors. Upstairs you will find three generously sized bedrooms, including the primary, along with a full 4-piece bathroom. The developed lower levels add significant versatility to the home with a spacious recreation room, shared laundry, additional bedrooms, plenty of storage and an ILLEGAL basement suite with its own kitchen and full bathroom. For investors and developers, the generous 55' x 111' corner lot is where this property truly stands out. Whether you are looking for a solid investment property, a long-term hold, a place to call home or an opportunity to explore future redevelopment, this property offers plenty of possibilities in a location where land is highly sought after. Any future redevelopment or changes in use are subject to City of Calgary approval. The location is hard to beat, just off Crowchild Trail and 16 Avenue NW with quick access to downtown, the University of Calgary, SAIT, Foothills Medical Centre, schools, transit, parks, shopping, restaurants and an abundance of nearby amenities. With its oversized corner lot, illegal suite, sunny west-facing backyard and exceptional inner-city location, this is a fantastic opportunity to invest, hold, renovate or bring your future vision to life in Hounsfield Heights/Briar Hill.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336175
Bedrooms	5
Bathrooms	2
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	4 Level Split
Total Living Area:	1,205.93 sq. ft.
Main Level Finished Area:	530.01 sq. ft.
Upper Level Finished Area:	675.92 sq. ft.
Below Grade Finished Area:	1,136.46 sq. ft.
Acreage:	No
Lot Area:	6,113 sq. ft.
Lot Frontage:	55'2"
Front Exposure:	East
Levels:	4 Level Split
Total Rooms Above Grade:	7
Year built:	1956 (Age: 70)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5703GO
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Cork, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Driveway, Off Street, On Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill
Appliances:	Dishwasher, Dryer, Electric Range, Gas Range, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'7" × 8'10" ·
Main Floor	Foyer · 3'10" × 3'7" ·
Main Floor	Kitchen · 11'7" × 10'4" ·
Main Floor	Living Room · 19'2" × 13'9" ·
Upper Level	Bedroom · 14'4" × 10'5" ·
Upper Level	Bedroom · 12'2" × 11'2" ·
Upper Level	Bedroom - Primary · 14'5" × 10'11" ·
Lower Level	Bedroom · 13'9" × 7'9" ·
Lower Level	Laundry · 10'8" × 7'11" ·

Lower Level	Game Room · 22'2" × 11'11" ·
Basement	Bedroom · 13'2" × 12'3" ·
Basement	Other · 3'5" × 3' ·
Basement	Kitchen · 13' × 10'4" ·
Basement	Furnace/Utility Room · 9'8" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s)
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Lawn, No Neighbours Behind, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1615-23-street-nw-calgary-a2336175/

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