614 23 Avenue SW

Calgary | Active | MLS® A2344859

$1,199,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**1910**	**1,670.87 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to 614 23rd Avenue SW, located in Calgary’s vibrant inner-city community of Cliff Bungalow. With nearly 2800 sq ft of useable living space, this exceptional property offers savvy investors multiple opportunities, with four recently renovated, self-contained suites, strong cash-flow potential, and an unbeatable, walkable location. From the moment you arrive, the inviting front porch and classic heritage character create a warm and memorable first impression. The main floor features two separate suites-one at the front of the home and one at the rear. Each suite offers a comfortable living area, bedroom space, and full bathroom, complemented by original hardwood and luxury vinyl plank flooring, quartz countertops, upgraded appliances, and plenty of timeless character. The upper suite is the crown jewel of the property. Finished with luxury vinyl plank flooring throughout, it features a renovated kitchen with quartz countertops, upgraded appliances, a two full bathrooms and an oversized primary bedroom, complete with a well appointed ensuite. An additional 200-square-foot loft space provides valuable flexibility, including a home office, maximizing the suite’s rental potential. The basement suite offers a cozy and private retreat with a kitchen, living area, bedroom space, and full bathroom. All four suites are equipped with their own laundry facilities for added tenant convenience. A double detached garage provides additional income potential and valuable off-street parking. This building is also suitable for short term rentals such as AirBnB which is an added bonus. The location is second to none-just steps from the Elbow River pathway system, approximately 10 minutes from downtown, and minutes from the restaurants, shops, and entertainment of both Mission and 17th Avenue. Whether you’re looking for a mortgage helper while living in the upper suite or an investment property with multiple rental streams. This versatile opportunity delivers in every way.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344859
Bedrooms	4
Bathrooms	5
Year Built	1910
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:	4
Home Style:	2 Storey
Total Living Area:	1,670.87 sq. ft.
Main Level Finished Area:	852.73 sq. ft.
Below Grade Finished Area:	632.49 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	13
Year built:	1910 (Age: 116)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:5, Half:0)
Num Ensuite Baths:	1
Plan:	2112AC
Heating:	Baseboard, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Decorative, None
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Southwest
Community:	Cliff Bungalow
Appliances:	Other
Inclusions:	Fridge (x4), Dishwasher (x4), Oven/Stove (x4), Washer (x4), Dryer (x4), Microwave (x3)
Restrictions:	None Known
Main Floor	Living Room · 13'8" × 11'2" ·
Main Floor	Kitchen · 11'8" × 6'10" ·
Main Floor	Bedroom - Primary · 11'11" × 11'10" ·
Main Floor	Living Room · 11'5" × 10'10" ·
Main Floor	Kitchen · 9'8" × 9'7" ·
Main Floor	Bedroom · 9'8" × 7' ·
2nd Floor	Living Room · 9'2" × 9' ·
2nd Floor	Kitchen · 10'6" × 5'11" ·
2nd Floor	Dining Room · 11'6" × 10'6" ·

2nd Floor	Bedroom - Primary · 13' × 11'5" ·
2nd Floor	Other · 7'5" × 7' ·
2nd Floor	Laundry · 5'11" × 2'5" ·
3rd Floor	Bonus Room · 13'5" × 12'10" ·
3rd Floor	Den · 18' × 8' ·
Basement	Living Room · 15'4" × 8'9" ·
Basement	Kitchen · 11'8" × 11'2" ·
Basement	Bedroom · 11'8" × 7'7" ·
Basement	Walk-In Closet · 6' × 5'8" ·
Basement	Laundry · 5'1" × 4'7" ·
Basement	Furnace/Utility Room · 6'6" × 4'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Lighting
Patio And Porch Features:	Balcony(s), Front Porch, Porch
Lot Features:	Back Lane, Landscaped, Level, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/614-23-avenue-sw-calgary-a2344859/

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