7616 23 Street SE

Calgary | Active | MLS® A2339056

$499,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2009**	**780.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Greater Calgary Real Estate

A closer look

NO CONDO FEES.Amazing home on a Peaceful Tree lined street!This Craftsmen Quality built 1/2 Duplex features 3 bed and 2 Full bath.Featuring a Double heated garage,Stucco siding,open floorplan and private yard with newer deck and fencing.The Professionally Poured concrete sidewalks right from the street to back garage compliment the incredible Curb Appeal as well!Value is built right in top to bottom.Book your viewing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339056
Bedrooms	3
Bathrooms	2
Year Built	2009
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Modified Bi-Level
Total Living Area:	780.8 sq. ft.
Main Level Finished Area:	780.8 sq. ft.
Below Grade Finished Area:	7,229.1 sq. ft.
Lot Area:	3,013 sq. ft.
Lot Frontage:	20'4"
Front Exposure:	West

Floor Location:	Ground
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0811971
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Concrete, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Detached, Heated Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Southeast
Community:	Ogden
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Living Room · 18'10" × 9'9" ·
Main Floor	Dining Room · 11'11" × 8'3" ·
Main Floor	Bedroom - Primary · 10'2" × 9'9" ·
Main Floor	Mud Room · 6'5" × 2'6" ·
Lower Level	Family Room · 16'7" × 6'9" ·
Lower Level	Bedroom · 10'3" × 9'11" ·
Lower Level	Bedroom · 9'11" × 9'1" ·
Lower Level	Laundry · 8'11" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Rear Porch
Lot Features:	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone SE
Zoning:	R-CG
Listed Date:	Aug 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7616-23-street-se-calgary-a2339056/

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