

# \$415,000 - 1423 23 Avenue, Didsbury

MLS® #A2219399

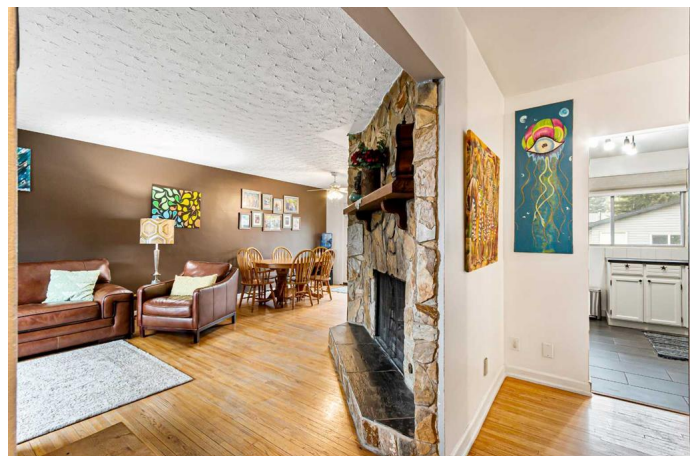
**\$415,000**

4 Bedroom, 1.00 Bathroom, 1,009 sqft

Residential on 0.14 Acres

NONE, Didsbury, Alberta

This home was built in about 1960 and moved onto a NEW FOUNDATION in 2006. The house retains some of the unique features of the 60's houses with ORIGINAL HARDWOOD FLOORS (that will look even better when refinished), wood burning fireplace, and built in units. The living room is large and comfortable with unique ceilings. The dining room has a built in cabinet above the stairs and patio doors to a great deck and back yard. The kitchen has newer tile flooring and has updates including nice appliances including a stove with double oven. There are 3 bedrooms on the main floor and a really nicely renovated main bathroom. Due to the foundation being new in 2006, you have newer furnace and hot water tank. The basement development was professionally done in 2018 and includes a huge family room with big windows and high end laminate floors. The bedroom is complete except for the trim and flooring (the same laminate flooring is in a closet so you can complete the flooring). There is a rough in for the bathroom. (permits were drawn for the basement development.) Outside is a great deck then down a couple of steps to another super large patio deck with a hot tub (new cover has been purchased but not installed) and a gazebo for extra privacy. The detached garage has doors and alley access. Some of the windows in the house have been replaced. The shingles and siding were replaced in 2016. Fenced yard.



Built in 1960

### Essential Information

MLS® #	A2219399
Price	\$415,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,009
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1423 23 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Built-in Features, Central Vacuum, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Double Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Gas Log
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Fire Pit, Private Yard  
Lot Description        Back Lane, Back Yard, Landscaped, Private, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Concrete, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete, See Remarks

**Additional Information**

Date Listed             May 13th, 2025  
Days on Market        8  
Zoning                   R2

**Listing Details**

Listing Office           Quest Realty

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