

# \$310,000 - 2146 23 Avenue, Didsbury

MLS® #A2195902

**\$310,000**

2 Bedroom, 1.00 Bathroom, 694 sqft  
Residential on 0.14 Acres

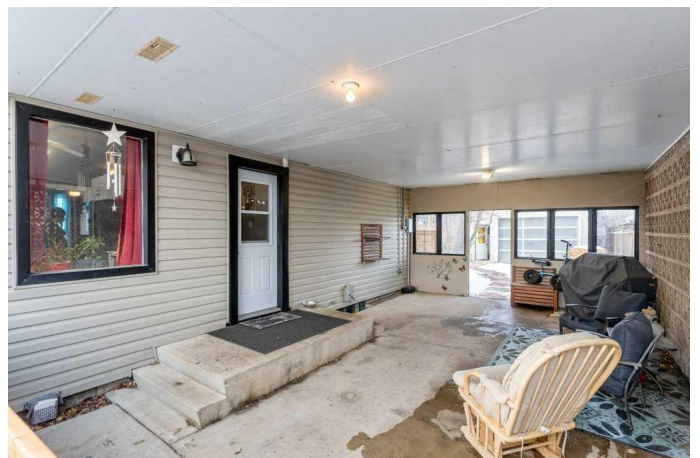
NONE, Didsbury, Alberta

Situated on a 50' x 120' FULLY FENCED lot in a mature Didsbury neighbourhood, this BUNGALOW offers great potential for investors, first-time buyers, or anyone looking for a practical place to call home.

Inside, this home offers 2 BEDROOMS and 1 RENOVATED 4-piece BATHROOM. The kitchen features modern updates done over the years, including NEWER CABINETRY, TRENDY BACKSPLASH, and LAMINATE COUNTERTOPS. LARGE WINDOWS fill the space with natural light, while HARDWOOD and LINOLEUM flooring throughout add to the home's durability and easy maintenance. The OPEN-CONCEPT BASEMENT offers endless possibilities whether you need extra living space, a home office, or additional storage.

Outside, the oversized 18' x 24' HEATED DETACHED GARAGE with DRIVE-THRU OVERHEAD DOORS provides convenience and ample workspace. The SOUTH-FACING COVERED CARPORT not only shelters vehicles but also doubles as a great seasonal outdoor living space. A large concrete DRIVEWAY and BACK ALLEY ACCESS add to the home's functionality.

Additional updates completed in 2008 include a NEWER ELECTRICAL PANEL, HOT WATER TNK, and vinyl SIDING. Located near schools and Main Street, this home is



MOVE-IN READY and full of potential!!

Built in 1943

### Essential Information

MLS® #	A2195902
Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	694
Acres	0.14
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2146 23 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Heated Garage, Oversized, Single Garage Detached, Alley Access, Attached Carport, Drive Through, Front Drive
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Storage, Sump Pump(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Fruit Trees/Shrub(s), Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed February 24th, 2025

Days on Market 16

Zoning R2

## Listing Details

Listing Office Quest Realty

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