

# \$1,900,000 - 539 23 Avenue Sw, Calgary

MLS® #A2233748

**\$1,900,000**

3 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.07 Acres

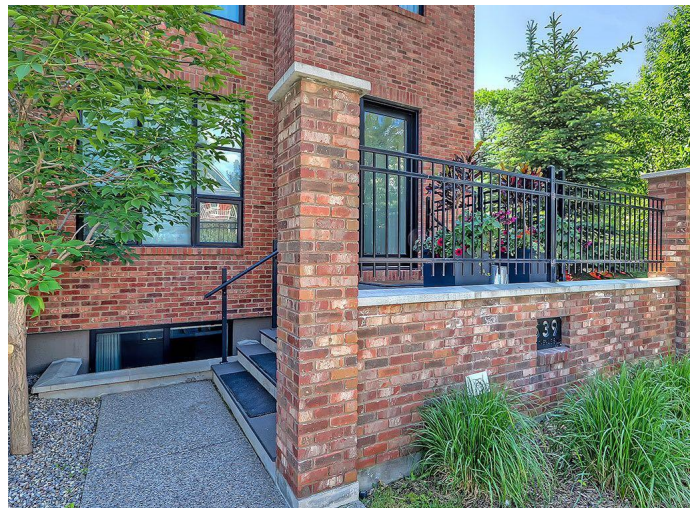
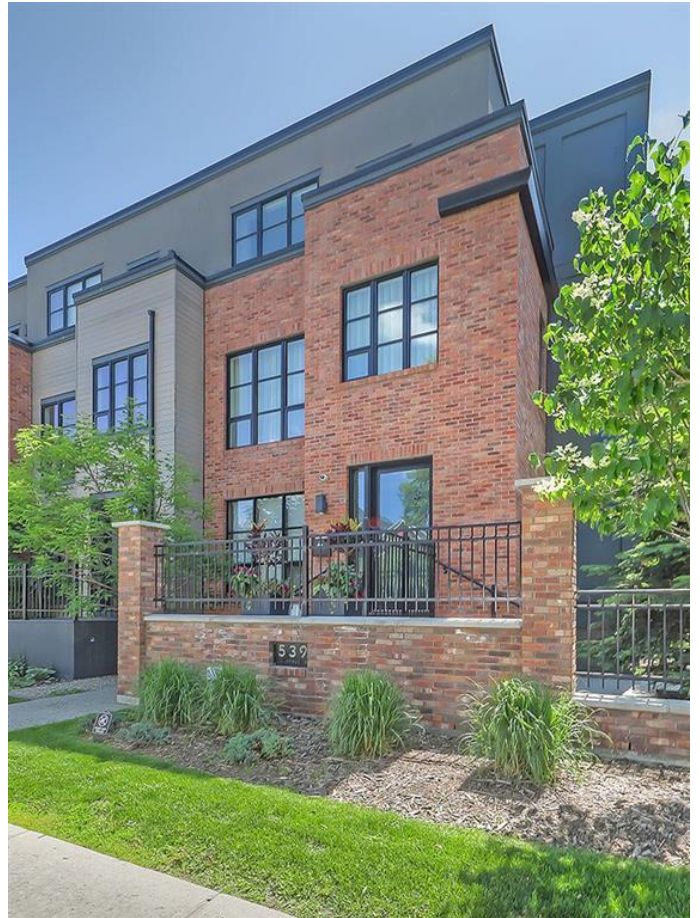
Cliff Bungalow, Calgary, Alberta

Nestled beneath a canopy of old growth trees in one of Calgary's most iconic inner city neighbourhoods, this stunning corner brownstone blends timeless character with contemporary luxury. Just steps from the river pathways, downtown, and Mission's best restaurants, caf  s, and boutiques, this is the ideal home for the urban professional or passionate entertainer!

Inside, the bright open concept main floor is flooded with natural light from floor to ceiling windows that frame the treetop and skyline views. A sculptural staircase with glass railings anchors the space, while warm accents and sleek modern finishes add texture and charm.

With three total bedrooms, including a functional double "primary" setup upstairs, each with its own luxury ensuite; this home offers exceptional versatility for guests or multigenerational living. Your personal retreat features a spa inspired ensuite with marble walk in shower and soaker tub, and views of downtown! The second primary bedroom features a 3 piece ensuite, with a large stand up shower, and views of the river.

The chef's kitchen is outfitted with Sub Zero and Wolf appliances, white countertops, and custom cabinetry, perfect for entertaining. Step outside to your expansive, covered deck with river views, or enjoy the lush private side yard, a true rarity for brownstones in the city.



The heated double attached garage adds convenience, and with no condo fees and a commute to downtown measured in minutes, this is elevated inner city living at its finest.

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2233748      |
| Price          | \$1,900,000   |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,676         |
| Acres          | 0.07          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 539 23 Avenue Sw |
| Subdivision | Cliff Bungalow   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S0J4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                           |
|--------------|-----------------------------------------------------------|
|              | Tub                                                       |
| Appliances   | Bar Fridge, Built-In Oven, C<br>Gas Range, Microwave, Was |
| Heating      | In Floor, Forced Air, Natural C                           |
| Cooling      | Central Air                                               |
| Has Basement | Yes                                                       |
| Basement     | Finished, Full                                            |

## Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Garden, Lighting,                                                                                                     |
| Lot Description   | Back Lane, City Lot, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Many Trees, Private, Treed |
| Roof              | Rubber                                                                                                                           |
| Construction      | Brick, ICFs (Insulated Concrete Forms), Stucco, Wood Frame                                                                       |
| Foundation        | Poured Concrete                                                                                                                  |



## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 1               |
| Zoning         | M-CG d111       |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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