

# \$477,900 - 1406 23 Avenue, Didsbury

MLS® #A2185436

**\$477,900**

4 Bedroom, 3.00 Bathroom, 1,181 sqft  
Residential on 0.14 Acres

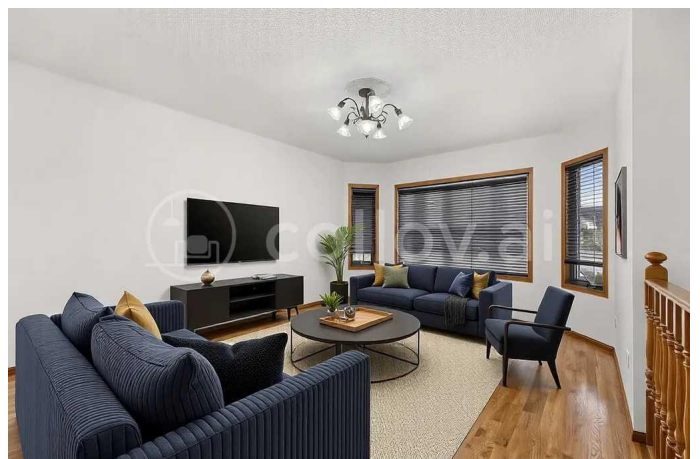
NONE, Didsbury, Alberta

This fully professionally developed air conditioned family home with a walkout basement that is ready for your family to call HOME offers a freshly painted main floor with a large living room that boasts hardwood flooring, a good sized kitchen with eating area that grants access to the large rear partially covered deck with storage underneath, a 3 piece ensuite and walk in closet in the master bedroom, 2 more amply sized bedrooms on the main, and a full bath with a skylight and jetted tub. The walkout basement offers a LARGE family room with wood burning stove, and access to the ground level patio, a large bedroom, full bath, laundry / mechanical room, and an insulated cold room. The garage is heated as well.....THE FULL PACKAGE !

Built in 1992

## Essential Information

MLS® #	A2185436
Price	\$477,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,181
Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Detached



Style Bi-Level  
Status Active

### Community Information

Address 1406 23 Avenue  
Subdivision NONE  
City Didsbury  
County Mountain View County  
Province Alberta  
Postal Code T0M 0W0

### Amenities

Parking Spaces 6  
Parking Double Garage Attached, Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated  
# of Garages 2

### Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s), Central Vacuum, Jetted Tub  
Appliances See Remarks  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Family Room, Free Standing, Tile, Wood Burning Stove  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Front Yard, Landscaped, Rectangular Lot, City Lot, Interior Lot, Lawn, Level, Street Lighting  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame, Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed January 20th, 2025  
Days on Market 52

Zoning R2

## **Listing Details**

Listing Office RE/MAX Rocky View Real Estate

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