

\$1,400,000 - 8580 23 Avenue Se, Calgary

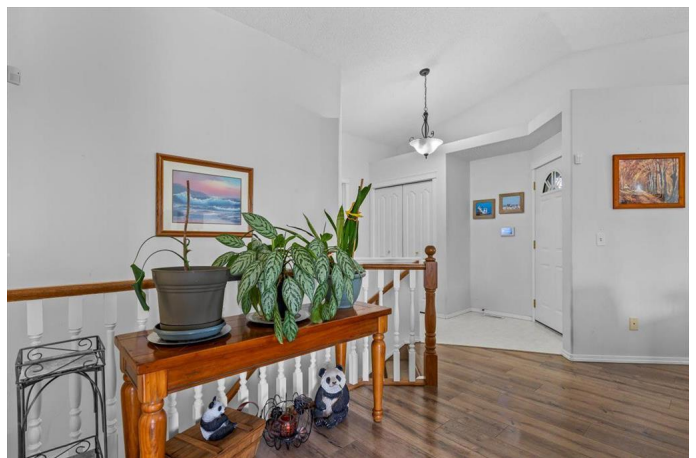
MLS® #A2243743

\$1,400,000

5 Bedroom, 2.00 Bathroom, 1,452 sqft
Residential on 2.01 Acres

Belvedere., Calgary, Alberta

Acreage living within the city! Welcome to this beautifully maintained 1452 sq ft bungalow situated on a peaceful 2-acre parcel located within Calgary city limits. Imagine living close proximity to East Hills Shopping Centre, having access to Walmart, Costco and many other retail stores. This rare find offers the perfect blend of country charm and urban convenience. The home features a functional and family-friendly layout with 5 bedrooms (3 up, 2 down), a spacious living room, a formal dining area, and a bright U-shaped eat-in kitchen. The partially developed basement features a large family/rec room, two additional bedrooms, and a roughed-in bathroom ready for your finishing touches. Step outside to enjoy the expansive yard from your oversized deck, and take full advantage of the oversized, insulated double garage with abundant paved parking for vehicles, RVs, and trailers. A dedicated RV dump station on the property adds even more practicality for those with recreational vehicles. Recent improvements include new siding, a well pump, pressure tank, septic tank (pumped in July 2025), hot water tank, furnace, sump pump, skylight, drainage system, new toilets, and the complete replacement of Poly-B plumbing. Thoughtfully maintained and updated, this home is move-in ready and ideal for anyone seeking space, privacy, and proximity. Don't miss your chance to own a slice of country-style living, now inside the city!



Built in 1997

Essential Information

MLS® #	A2243743
Price	\$1,400,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,452
Acres	2.01
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	8580 23 Avenue Se
Subdivision	Belvedere.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X 0L5

Amenities

Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Dog Run, RV Hookup
Lot Description	Backs on to Park/Green Space, Dog Run Fenced In, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	89
Zoning	S-FUD

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.