

\$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

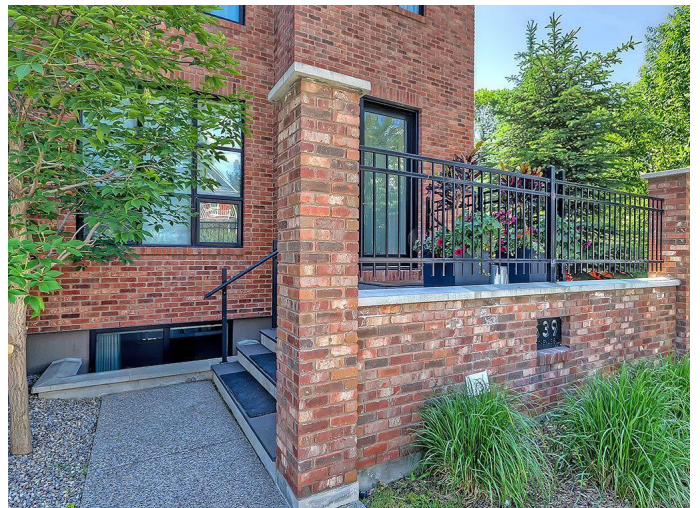
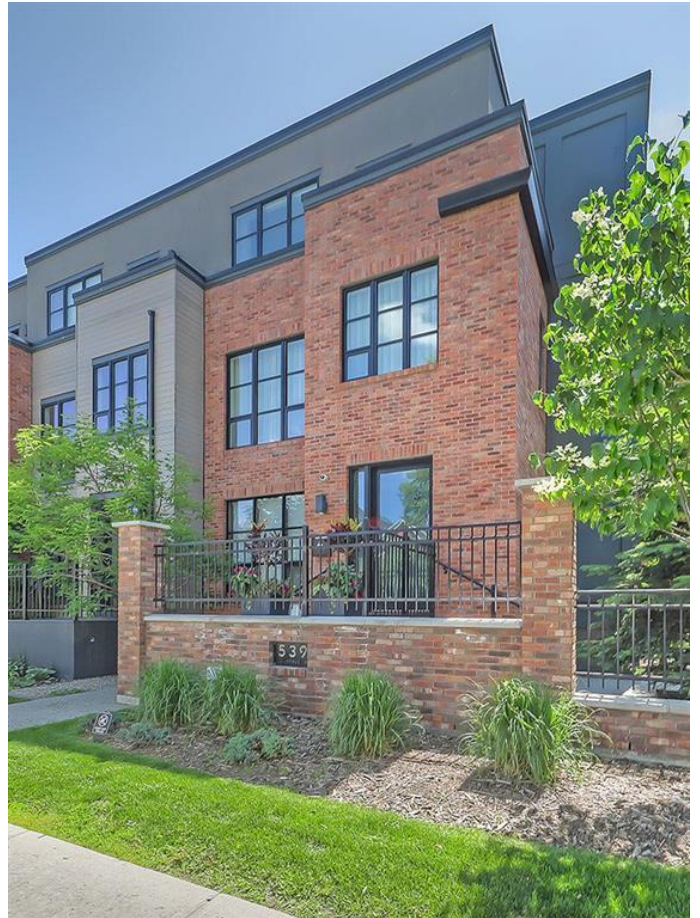
Cliff Bungalow, Calgary, Alberta

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
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	Tub
Appliances	Bar Fridge, Built-In Oven, C 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	2
Zoning	M-CG d111

Listing Details

Listing Office	RE/MAX House of Real Estate
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