# \$1,350,000 - 1923 5 Street Sw, Calgary

MLS® #A2219168

## \$1,350,000

5 Bedroom, 7.00 Bathroom, 2,862 sqft Residential on 0.09 Acres

Cliff Bungalow, Calgary, Alberta

Welcome to 1923 â€" A Full Front-and-Back Duplex in Calgary's Vibrant Cliff Bungalow

This is your chance to own a unique and versatile property in the heart of Calgary's inner city. Located on a quiet, tree-lined street just steps from the energy of 17th Avenue, 1923 5th Street SW offers a full front-and-back duplex setup with endless possibilitiesâ€"whether you're looking to live in one unit, rent both, or run a home-based business.

Thoughtfully laid out as two separate units, each side features its own private entrance, porch or balcony, and outdoor space. The front unit faces the street with charming curb appeal, while the rear unit opens onto a private yardâ€"ideal for added privacy or a quiet retreat. One of the units could easily serve as a dedicated office, studio, or short-term rental.

Parking is a breeze with a front parking pad and three additional parking stalls at the backâ€"a rare find in this location. Mature trees, low-maintenance landscaping, and a welcoming bench add character and comfort to the exterior setting.

Whether you're an investor, owner-occupier, or someone looking for a live-work setup, this property offers unbeatable flexibility in one of Calgary's most walkable and connected







neighbourhoods.

#### Built in 1990

### **Essential Information**

MLS®# A2219168

Price \$1,350,000

Bedrooms 5

7.00 Bathrooms

**Full Baths** 5

Half Baths 2

2,862 Square Footage Acres 0.09

Year Built 1990

Type Residential

Sub-Type **Duplex** 

Style 2 Storey, Back Split

Status Active

# **Community Information**

1923 5 Street Sw Address

Subdivision Cliff Bungalow

City Calgary County Calgary Province Alberta Postal Code T2S2B2

#### **Amenities**

**Parking Spaces** 4

Parking Alley Access, Driveway, Parking Pad, Stall

#### Interior

**Interior Features** Built-in Features, Closet Organizers, Separate Entrance, See Remarks **Appliances** 

Bar Fridge, Dishwasher, Dryer, Microwave, Microwave Hood Fan,

Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Forced Air Heating

Central Air, Partial Cooling

Fireplace Yes

# of Fireplaces 1 Fireplaces Gas
Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular

Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 6

Zoning DC

# **Listing Details**

Listing Office Century 21 Masters

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