

# \$599,000 - 609 23 Street, Didsbury

MLS® #A2213601

**\$599,000**

5 Bedroom, 3.00 Bathroom, 1,357 sqft  
Residential on 2.00 Acres

NONE, Didsbury, Alberta

Welcome to this incredible opportunity in the heart of Didsbury, AB â€” a rare residential acreage located within town limits! This spacious property features an older, character-filled home offering endless potential for renovation or customization. The main floor boasts 3 bedrooms, a functional kitchen and living space, and convenient upstairs laundry. Downstairs, youâ€™ll find an illegal basement suite with 2 additional bedrooms, a separate kitchen area, and its own laundry â€” perfect for extended family, guests, or mortgage helper.

In addition to the home, the property includes several outstanding features: a massive 22â€™ x 14â€™ workshop area (formerly a greenhouse), a 40â€™ x 23â€™ greenhouse frame ready for completion, and a full 78-foot concrete tunnel beneath the shop â€” previously used for ballistic testing and now ideal for a storm shelter, storage, or a creative project.

With everything in good working order, this home is move-in ready but would shine with a few updates. Adding even more value, the property has already been approved for subdivision, creating a fantastic investment or redevelopment opportunity.

Acreages like this â€” offering space, privacy, and future potential â€” are almost unheard of within town boundaries. Donâ€™t miss your



chance to own this truly one-of-a-kind property!

Built in 1974

### **Essential Information**

MLS® #	A2213601
Price	\$599,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	2.00
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 3 Level Split
Status	Active

### **Community Information**

Address	609 23 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

### **Amenities**

Parking	RV Access/Parking
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### **Interior**

Interior Features	Separate Entrance
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Natural Gas, Boiler
Cooling	None
Has Basement	Yes
Basement	Full, Suite

**Exterior**

Exterior Features	None
Lot Description	Cleared, Few Trees
Roof	Metal, Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 26th, 2025
Days on Market	100
Zoning	R5

**Listing Details**

Listing Office	Real Broker
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