

# \$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 – 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, you’ll find an illegal basement suite with 2 additional bedrooms, a separate kitchen area, and its own laundry – perfect for extended family, guests, or mortgage helper.

In addition to the home, the property includes several outstanding features: a massive 22’ x 14’ workshop area (formerly a greenhouse), a 40’ x 23’ greenhouse frame ready for completion, and a full 78-foot concrete tunnel beneath the shop – 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 – offering space, privacy, and future potential – are almost unheard of within town boundaries. Don’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
---------	-------------------

**Interior**

Interior Features	Separate Entrance
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Boiler, Natural Gas
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	98
Zoning	R5

**Listing Details**

Listing Office	Real Broker
----------------	-------------

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.