

# \$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

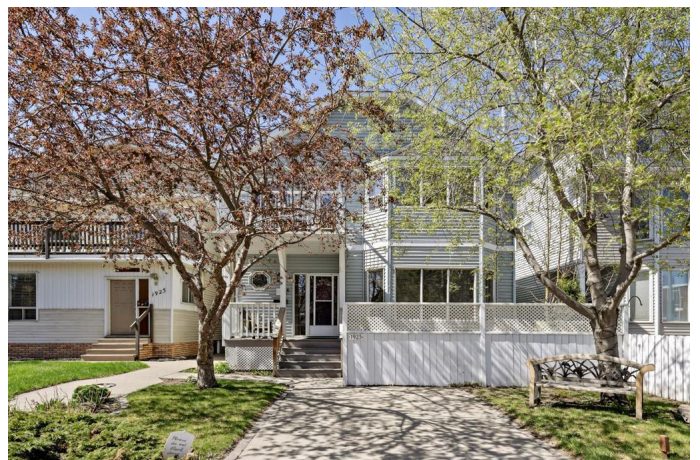
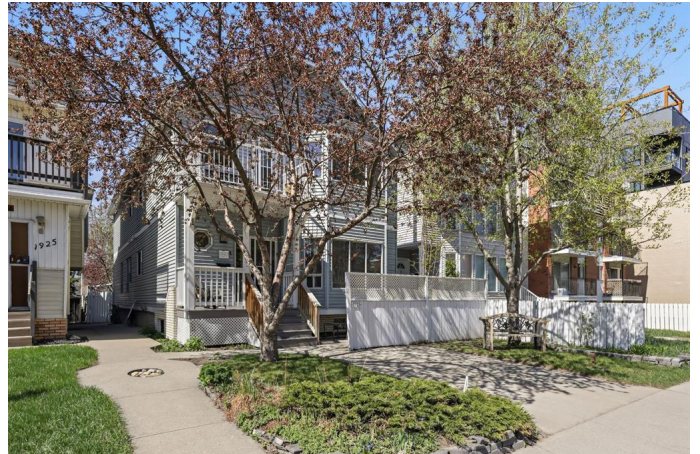
Welcome to 1923 â€” A Full Front-and-Back Duplex in Calgaryâ€™s Vibrant Cliff Bungalow

This is your chance to own a unique and versatile property in the heart of Calgaryâ€™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 Calgaryâ€™s most walkable and connected



neighbourhoods.

Built in 1990

### Essential Information

MLS® #	A2219168
Price	\$1,350,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	2,862
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Back Split
Status	Active

### Community Information

Address	1923 5 Street Sw
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, See Remarks, Separate Entrance
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air, Partial
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	5
Zoning	DC

## Listing Details

Listing Office	Century 21 Masters
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