

# \$290,000 - 1320 23 Street, Didsbury

MLS® #A2237400

**\$290,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.13 Acres

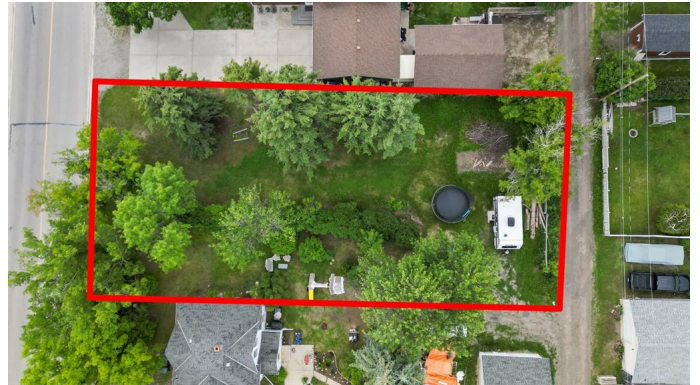
NONE, Didsbury, Alberta

An incredible opportunity awaits with this listing that includes two separately titled R2-zoned parcels in the heart of Didsbury, Alberta. Each lot measures approximately 35 feet wide by 155 feet deep, offering roughly 5,500 sq ft per lot, and providing ample space for development.

Located within walking distance to schools, parks, and local shopping, this property is ideally situated in a family-friendly neighborhood with excellent access to amenities. With R2 zoning, these lots offer flexible development options – perfect for building two single-family homes with legal secondary suites, making this a smart investment for builders, developers, or anyone looking to generate long-term rental income.

Whether you're looking to build and sell, hold and rent, or live in one and rent the other, the potential here is outstanding.

Don't miss out on this rare chance to secure two infill-ready lots in one of Didsbury's established and growing residential areas.



## Essential Information

MLS® #	A2237400
Price	\$290,000

Bathrooms	0.00
Acres	0.13
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	1320 23 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0A2

### Additional Information

Date Listed	July 5th, 2025
Days on Market	17
Zoning	R2

### 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.