

\$570,000 - 1326 23 Street, Didsbury

MLS® #A2252328

\$570,000

3 Bedroom, 2.00 Bathroom, 1,713 sqft

Residential on 0.14 Acres

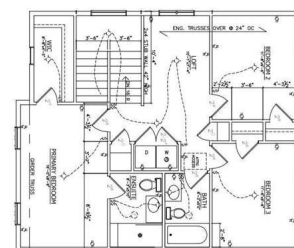
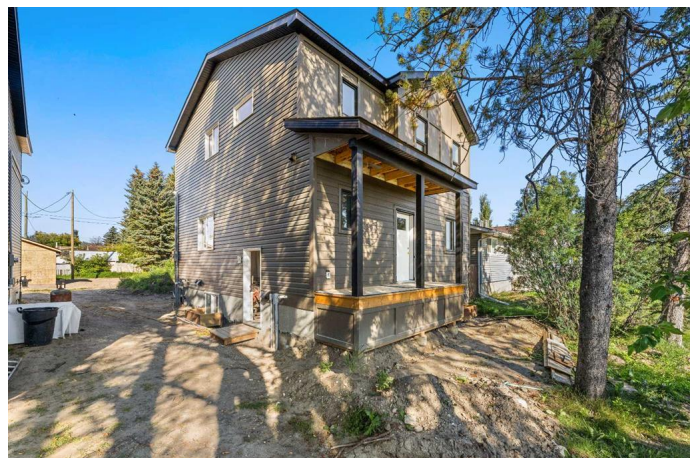
NONE, Didsbury, Alberta

Currently in construction: Set on a beautifully treed lot in the heart of Didsbury, this newly built home reflects the care, detail, and craftsmanship of a local builder dedicated to quality. More than just a home, it represents the values of small-town Alberta living—where neighbours support one another, and local businesses are part of the process from start to finish.

From the moment you step inside, you™ll notice the difference thoughtful design makes. The open-concept main floor invites natural light to flow throughout, creating a welcoming space for both everyday living and entertaining. The kitchen is the heart of the home, featuring quartz countertops, quality cabinetry, and a seamless connection to the dining and living areas. A built-in mudroom keeps the household organized, while the primary suite is complete with a spacious walk-in closet, offering comfort and practicality.

Every detail showcases the builder™s commitment to workmanship—from the carefully selected finishes to the efficient layout designed with today™s families in mind.

The lower level includes a roughed in -legal basement suite with a private side entry, adding flexibility for extended family, rental income, or a comfortable guest retreat. This feature extends the home™s value while



maintaining privacy and independence for everyone.

Outdoors, the expansive, treed lot provides a rare sense of privacy and space, perfect for family gatherings, barbecues, or quiet evenings under the trees.

Living here means enjoying the best of both worlds—the convenience of schools, shopping, and recreation nearby, and the warmth of a true small-town community. Didsbury is a place where local businesses thrive, neighbours greet you by name, and the pace of life feels just right, while still offering quick access to larger centres when needed. This is more than a brand-new house. It’s a home built with pride by a local builder who invests in the community—crafted with attention to detail, designed for modern living, and ready for you to create lasting memories.

Built in 2025

Essential Information

MLS® #	A2252328
Price	\$570,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,713
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1326 23 Street
---------	----------------

Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	t0m 0w0

Amenities

Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Bathroom Rough-in, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Convection Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	22
Zoning	R2

Listing Details

Listing Office	Coldwell Banker Vision Realty
----------------	-------------------------------

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.