# \$394,900 - 303, 1441 23 Avenue Sw, Calgary

MLS® #A2208059

### \$394,900

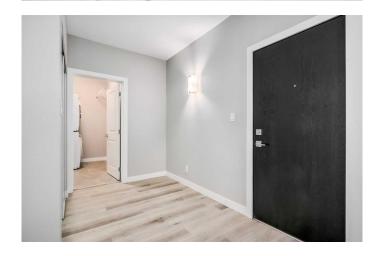
2 Bedroom, 2.00 Bathroom, 1,042 sqft Residential on 0.00 Acres

Bankview, Calgary, Alberta

Affordable, contemporary condo in one of the most vibrant locations in the city. Steps off 17 Ave and minutes to downtown. Fantastic open floor plan with bedrooms on opposite side of the unit allowing for many flexible living arrangements, roommates, home office, quest room etc. Upgraded seascape vinyl plank flooring throughout. The crisp white kitchen is complete with sleek flat front cabinetry, marble style quartz countertops including an eat up peninsula with pendant lights, and an eye catching herringbone tile backsplash. The recently upgraded stainless steel appliance package featuring a French door fridge completes the kitchen. Adjacent spacious living room is highlighted by a corner gas fireplace. Sliding glass doors access the oversized west facing covered balcony with views. The large open dining room is just off the kitchen and offers plenty of space for formal dinner parties. Generous primary bedroom boasts dual walkthrough closets & full ensuite bath complete with quartz countertops, his and hers sinks, tile floors plus a 2-person tiled shower with glass enclosure. A second full bath with matching finishes services second large bedroom. Convenient in suite laundry/storage room includes a newer front load laundry set. Secure, titled heated underground parking stall, secure bicycle room, and 6 visitor parking stalls. Premium inner city lifestyle location. Leave your car at home and walk/ ride to vibrant nightlife & bistros, shopping, public transit, DT core. New,







stylish turnkey, total package inner city condo living.

#### Built in 1997

### **Essential Information**

MLS® # A2208059 Price \$394,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,042 Acres 0.00 Year Built 1997

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 303, 1441 23 Avenue Sw

Subdivision Bankview
City Calgary
County Calgary
Province Alberta
Postal Code T2T 0T6

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor

**Parking** 

Parking Spaces 1

Parking Heated Garage, Underground, Secured

Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Storage,

Vinyl Windows, Elevator

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Hot Water, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Insert

# of Stories 5

### **Exterior**

Exterior Features Balcony, Lighting

Roof Clay Tile

Construction Concrete, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning M-C2

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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