

\$524,900 - 1507 23 Avenue Sw, Calgary

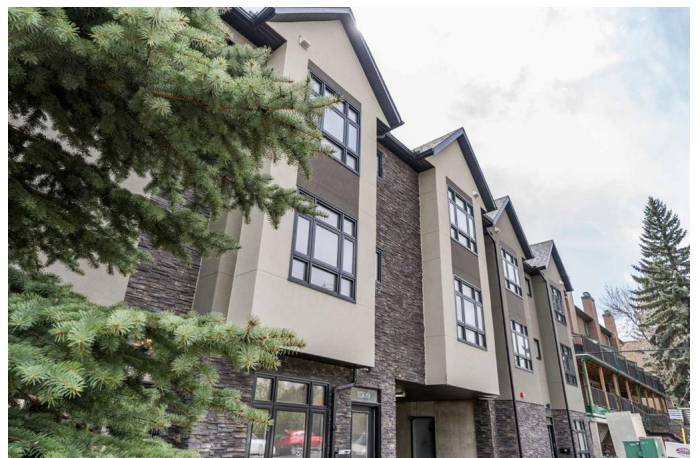
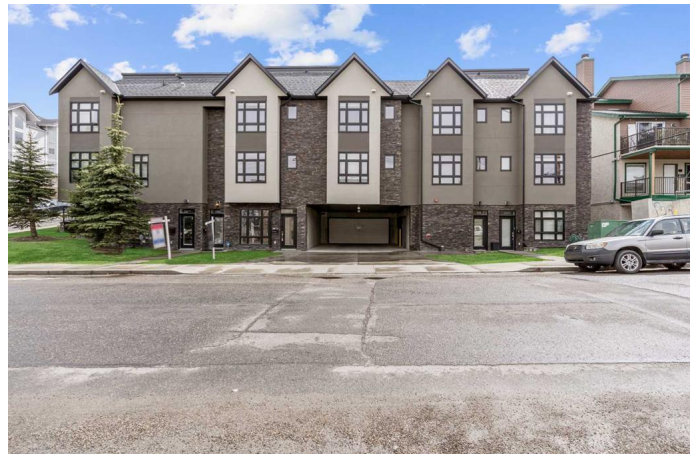
MLS® #A2180953

\$524,900

2 Bedroom, 3.00 Bathroom, 1,823 sqft
Residential on 0.00 Acres

Bankview, Calgary, Alberta

Modern, sophisticated and immaculate townhouse promoting a low-maintenance lifestyle! A convenient dual master floor plan, 2 titled parkade stalls and an outstanding inner-city location add to the allure of this casually elegant home. Walk or bike downtown, trendy 17th Ave or the Bow River then come home to a quiet sanctuary away from the hustle and bustle. Park your vehicles safely out of the elements in the heated garage that directly connects to the versatile above grade entry level. The massive flex space on this level is perfect as a rec room, office, gym and more! The bright and open main floor is designed for both comfort and entertaining with an abundance of natural light and clear sightlines. Relax in the inviting living room while still engaging in conversations with those in the sleek and modern kitchen. Cook up culinary delights with gourmet features of a gas stove, a plethora of full-height cabinets, stainless steel appliances, timeless subway tile backsplash and a breakfast bar island for everyone to gather around. Completing this level is a handy powder room in the same stylish design as the rest of the home. Dual master bedrooms grace the upper level, both are extremely spacious with their own private ensuites equipped with luxurious body jet showers! One of the master bedrooms even includes access to the balcony for peaceful morning coffees and dual vanity in their ensuite. Laundry is conveniently located on the bedroom level. Gather in the tranquil



courtyard for a seamless indoor/outdoor lifestyle and a great outdoor entertaining space within this private complex. All this and a dynamic location that is quiet yet close to transit, walking paths, unique shopping, award-winning restaurants, bars, pubs, cafes and so much more! ** Condo fees include heat + water **

Built in 2014

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2180953 |
| Price | \$524,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,823 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1507 23 Avenue Sw |
| Subdivision | Bankview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 0T8 |

Amenities

| | |
|----------------|---|
| Amenities | Parking, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Stall, Titled, Underground, Covered, Heated Garage, Secured |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Oven |
| Heating | In Floor |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Courtyard, Private Entrance |
| Lot Description | Few Trees, Landscaped, Low Maintenance Landscape, Views, City Lot, Corner Lot |
| Roof | Asphalt |
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 26th, 2024 |
| Days on Market | 145 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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