

\$559,900 - 1707 23 Avenue Sw, Calgary

MLS® #A2082520

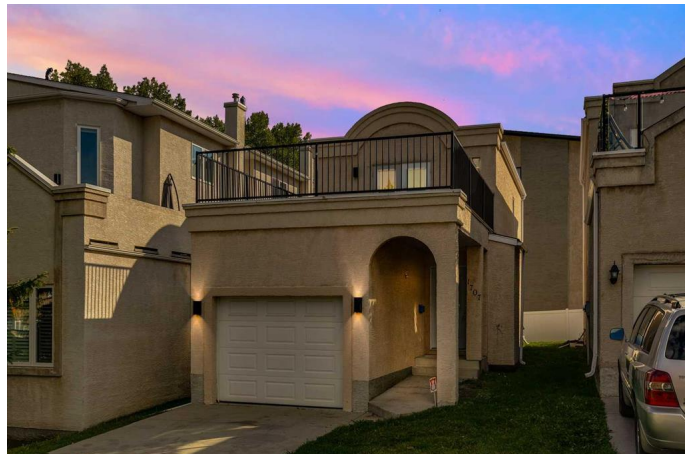
\$559,900

2 Bedroom, 3.00 Bathroom, 1,081 sqft

Residential on 0.05 Acres

Bankview, Calgary, Alberta

INCREDIBLE OPPORTUNITY TO LIVE INNER CITY | DETACHED HOME | AMAZING ROOFTOP PATIO | NEXT TO TENNIS COURTS & PARK | ATTACHED GARAGE & DRIVEWAY | CLOSE TO 17th AVE & DOWNTOWN | IMMEDIATE POSSESSION AVAILABLE | This beautiful 2-storey, single-family detached home is ready for a new owner! Located just a 2-minute drive to the amazing 17th Avenue restaurants, bars & amenities, you will have no problem finding things to do! This home is also a very quick commute to downtown and is right next door to tennis courts and a park (plus a short walk to an off-leash dog park). This very special home features hardwood flooring throughout, BRAND-NEW CARPET in the basement, and FRESH PAINT throughout. The main floor features an open-concept space with a beautiful kitchen, dining room, and living room. The trendy kitchen features GRANITE COUNTERTOPS with breakfast bar, a pop of colour with the red cabinets, stainless steel appliances, and lots of cupboard space! The living room features a corner gas fireplace and access to the back deck. On the second floor, you will find 2 bedrooms, each with an ensuite bathroom. Owners typically use the bedroom at the back for their primary bedroom, but really either room would be awesome! The primary bedroom features a walk-in closet and ensuite bathroom with tub/shower combo and granite counters. The front bedroom, which could also work well as an office, features



access to the ONE-OF-A-KIND ROOFTOP PATIO, a walk-in closet, and access to the upstairs full bathroom which includes a shower. The rooftop patio is approximately 20'x18' and is an amazing spot to enjoy our gorgeous summer evenings and even watch the Stampede fireworks. The fully developed basement features brand-new carpet, a rec room, a full bathroom with tub/shower combo, and the laundry room. With two outdoor spaces to enjoy and a hard-to-beat location, this home truly offers something very special! Book your showing today!

Built in 1997

Essential Information

MLS® #	A2082520
Price	\$559,900
Sold Price	\$545,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,081
Acres	0.05
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1707 23 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5Z9

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Owned, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	November 6th, 2023
Days on Market	38
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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