

\$419,900 - 4, 1441 23 Avenue Sw, Calgary

MLS® #A2114517

\$419,900

2 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Located in the heart of Bankview, this corner unit townhouse offers the perfect blend of convenience, style, location and size! Just moments from downtown, promising easy access to work and play while allowing you to embrace inner-city living at its finest. Whether you prefer to stroll or bike, your daily commute will be a breeze from this prime location. Enjoy the hot spots along popular 17th ave & Marda Loop, and proximity to some of the cities best parks. Step inside to discover a refreshed interior, featuring a kitchen adorned with timeless textured subway tile, quartz countertops, updated hardware and newer stainless steel appliances. Fresh paint throughout enhances the bright and airy atmosphere, while hardwood floors grace the open-concept main floor. Entertain with ease in the spacious living area, complete with a feature gas fireplace and access to the first of THREE private balconies. A convenient storage room and powder room on the main floor add to the functionality of the space. Upstairs, the primary bedroom beckons with 20' ceilings, impressive windows, and a versatile loft area ideal for an office, second living space, or flex room. Enjoy the luxury of a private ensuite bathroom, featuring a tiled walk-in shower + dual closets. Step out onto the second balcony from the loft for more views and a breath of fresh air. A second bedroom also boasts its own private balcony, while a second full bathroom and upper-level laundry ensure convenience and comfort for all



residents. With condo fees covering heat and water for utilities, maintenance free living is ideal. Plus, TWO titled underground parking stalls and a storage locker provide ample space for vehicles, complemented by plenty of street parking just outside the unit's entrance. Don't miss your chance to experience the ultimate urban lifestyle in this exceptional Bankview townhouse. Incredible value for investors, or those entering the red hot Calgary market. Possession is very flexible. Check out the virtual tour!

Built in 1997

Essential Information

MLS® #	A2114517
Price	\$419,900
Sold Price	\$460,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Sold

Community Information

Address	4, 1441 23 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T6

Amenities

Amenities	Bicycle Storage, Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Basement	None

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Many Trees, Views
Roof	Clay Tile
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 18th, 2024
Days on Market	4
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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