

\$395,000 - 307, 1441 23 Avenue Sw, Calgary

MLS® #A2141339

\$395,000

2 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Completely rebuilt from the studs, open concept 2 Bedrooms + 2 full bathrooms with west exposure light. Boasting a bright open floor plan, just under 1100 sq ft. with 9 foot ceilings. Gorgeous modern white glossy kitchen with waterfall granite counter-top, oversized kitchen sink, upgraded stainless steel appliances (oven is also an air fryer) and plenty of storage. Great floor plan with corner gas fireplace in living room and plenty of room for dining. The primary bedroom has a luxurious private ensuite bathroom, featuring double sinks, mirrors and tiles to the ceiling, large walk-in shower with custom glass + dual closets. 2nd bedroom on opposite side has access to another full 4 pc bathroom. Ideal for room mates or an office. The in-suite laundry and storage room (8'4"X6'3") is off the spacious foyer with mirrored closet. Condo fees cover everything except electricity. Titled underground secure parking plus plenty of street parking. West balcony comes with gas BBQ line. Bicycle storage room in garage. This is a dynamic location that is quiet yet close to transit, walking paths, unique shopping, award-winning restaurants, bars, pubs, cafes and much more! Walk or bike downtown, trendy 17th Ave or the Bow River then come home to a quiet sanctuary away from the hustle and bustle. Call for your private showing. Realtor owned unit.

Built in 1997



Essential Information

MLS® #	A2141339
Price	\$395,000
Sold Price	\$390,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	307, 1441 23 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T6

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Clay Tile
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 12th, 2024
Days on Market	16
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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