

\$439,900 - 5, 1441 23 Avenue Sw, Calgary

MLS® #A2145021

\$439,900

2 Bedroom, 3.00 Bathroom, 1,513 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Discover refined urban living in this rare 2 bedroom, 2.5 bathroom, with added LOFT, townhouse nestled in the vibrant heart of Bankview! Upon entering up the stairs, you're greeted by an open floor plan, that seamlessly integrates living, dining, and kitchen areas, ideal for both entertaining and daily relaxation. The inviting open kitchen, blends functionality with style, creating a hub for culinary adventures and socializing alike, while enjoying the convenience of ample storage and new appliances. Outside, three private balconies offer serene views of the city skyline, enveloped by tall, mature trees that provide natural privacy and tranquility. The loft area adds additional versatility, whether as a cozy retreat, functional office space, or creative space. The generously sized, sun bathed primary bedroom has gorgeous vaulted ceilings, an en-suite bathroom, ample closet space and not too mention a nightly spectacle with stunning sunset vistas, creating an overall picturesque get-away, and the secondary bedroom with the incredible skyline view. The warmth of community is definitely felt within the neighbourhood of Bankview, but as well as with the kind-hearted neighbours in a pet-friendly environment (dogs allowed!). Nearby parks and playgrounds provide perfect opportunities for outdoor activities, while your own private sunlit top terrace offers all-day sunlight for gardening or relaxation. Additional luxuries include new laminate floors (2023), new carpet (2024) throughout, new paint,



(2023), new dishwasher (2024 - NEVER USED!), new stove (2024), an in-unit washer and dryer, and the convenience of TWO heated underground parking stalls. Also please note *MONTHLY CONDO FEES INCLUDE EVERYTHING* except electricity, ensuring effortless living and budget management. Located in a bustling inner city locale, a short stroll leads to 17th Ave's renowned cafes, boutique shops, fine dining, and vibrant nightlife. Access to parks and public transport further enhance the convenience of urban living. Don't miss the opportunity to reside in this gorgeous sanctuary where fresh updates, multiple outdoor retreats, breathtaking views, and an elegant lifestyle converge seamlessly. Schedule a private tour today and experience unparalleled city living at its finest!

Built in 1997

Essential Information

MLS® #	A2145021
Price	\$439,900
Sold Price	\$460,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,513
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Sold

Community Information

Address	5, 1441 23 Avenue Sw
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Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0T6

Amenities

Amenities	None
Parking Spaces	2
Parking	Underground

Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Treed, Views
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	15
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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