

\$389,900 - 306, 1441 23 Avenue Sw, Calgary

MLS® #A2153992

\$389,900

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Back on market due to buyer's financing falling through. Completely rebuilt unit and building from the studs 3 years ago, open concept 2 Bedrooms + 2 full bathrooms. Boasting a bright open floor plan, just over 1100 sq ft. with 9 foot ceilings. Gorgeous modern white glossy kitchen, upgraded stainless steel appliances 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 private ensuite bathroom with a large walk-in shower, storage closet + dual closets with organizers. 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' X 5'4") is off the spacious foyer with mirrored closet. Condo fees cover everything except electricity. Titled underground secure parking, very high ceiling, will fit any vehicle + plenty of street parking. Spacious balcony comes with gas BBQ line. Bicycle storage room in garage. Pet friendly with board approval. 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.

Built in 1997

Essential Information



MLS® #	A2153992
Price	\$389,900
Sold Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 1441 23 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T6

Amenities

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

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard, Fireplace(s), Hot Water, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

of Stories 5

Exterior

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

Additional Information

Date Listed July 31st, 2024
Date Sold September 5th, 2024
Days on Market 36
Zoning M-CG d111
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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