



GRASSROOTS
REALTY GROUP

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3, 1441 23 Avenue SW
Calgary, Alberta

MLS # A2243601



\$478,000

Division:	Bankview		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,192 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 790
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Storage		

Inclusions: n/a

Welcome home, this 2 bedroom, 2.5 bathroom condo is located in the popular Valhalla View complex, in one of Calgary's sought after neighbourhoods - Bankview. This well appointed home exudes comfort and modern convenience, fashioned for your lifestyle. Once you step into this fine unit you will be greeted by a spacious open floor plan featuring a gas fireplace in the living room, great for cozy evenings and unwinding after a hard day at work with a glass of wine or inviting friends and family over for that special occasion. Gourmet kitchen, with plenty of cabinets, full appliance package and ample counter space. The dining area offers the perfect setting for entertaining, and access to a full deck facing east and north with great views. Two generous size bedrooms with the master featuring a 4-piece en-suite bathroom with jetted tub., The second bedroom has access to the other 4 piece bath with deep soaker tub, great for guests. and there is a second deck on this level as well. The third level loft boasts large windows and a third deck with views of the city to the east and north. New carpeting and freshly painted ready to move in. In-suite storage and laundry as well. Secured underground titled parking for your vehicle also included in this value pricing.. The ever popular 17th Ave is just a few minutes away and 14th Street offers excellent access to public transit. Enjoy the convenience of nearby shopping, cafes, and parks, all within walking distance. Don't miss out on the chance to own this stylish and well-appointed condo in one of Calgary's most sought-after locations. Experience the perfect blend of urban living and suburban serenity at Valhalla View. Call today to view this fine condominium!