

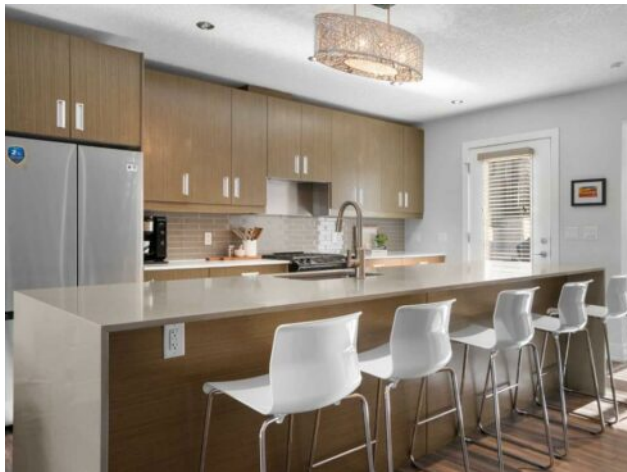


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1511 23 Avenue SW
Calgary, Alberta

MLS # A2278538



\$619,900

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,667 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 796
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

This stylish and sun-filled townhouse in Bankview offers the perfect blend of modern design, functional space, and unbeatable value. Featuring two heated and secure underground parking stalls, this home stands out with thoughtful upgrades and a layout ideal for both everyday living and entertaining. The open-concept main floor is anchored by soaring 9-foot ceilings and durable laminate flooring throughout. A spacious living room offers plenty of room to relax or host guests, while the kitchen is a true showpiece with a large waterfall quartz island, undermount sink, stainless steel appliances, gas range, and a deep pantry with both open and closed storage. The adjacent dining area is surrounded by two walls of south-facing windows, filling the space with natural light. Just outside, a shared patio with gas hookup creates a perfect spot for summer evenings and weekend lounging. A convenient two-piece bathroom completes the main level. Upstairs, both bedrooms are generously sized and feature their own private ensuite bathrooms and built-in wardrobes. The primary suite is oversized with excellent storage and a sleek 4-piece bath. The secondary bedroom features a five-piece ensuite, additional closet space, and its own private south-facing balcony overlooking the courtyard. The upper level also includes the laundry machines, conveniently located near both bedrooms for added ease and efficiency. With secure underground parking, modern finishes, and a location close to transit, shopping, parks, and the university, this home is the total package. Monthly condo fees include everything except electricity, offering true peace of mind in this turnkey property.