



306, 1441 23 Avenue SW
Calgary, Alberta

MLS # A2153992



\$390,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,109 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Guest, Heated Garage, Parkade, Paved, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: all window coverings

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. 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.