



**1513 23 Avenue SW**  
**Calgary, Alberta**

**MLS # A2175106**



**\$625,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Parkade, Secured, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Flat	<b>Condo Fee:</b>	\$ 851
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters		
<b>Inclusions:</b>	None		

Welcome to the vibrant community of Bankview, just minutes from the heart of downtown Calgary. This luxurious 2-bedroom townhome seamlessly combines elegant design with an exceptional lifestyle. Featuring two spacious ensuite bedrooms and an open-concept main floor, the layout is both functional and inviting. With the added convenience of two titled parking stalls in a heated parkade, this home offers everything you need for urban living. As you step inside, you'll be welcomed by a unique, custom staircase adorned with classic book designs, setting the tone for the distinctive character throughout. The expansive main floor is a versatile space, perfect for entertaining, a home office, or even a music room. The upper floor boasts an open-concept layout ideal for gatherings, complete with a chic 2-piece bathroom featuring a wall-mounted toilet. The dining room provides an elegant setting for hosting, while the gourmet kitchen impresses with its gas stove, large Caesarstone island, and ample drawer and cupboard space. The upgraded LED lighting complements the beautiful chandeliers, creating a bright and inviting atmosphere. Upstairs, you'll find two generous ensuite bedrooms. One bedroom is bathed in natural light from its large windows, while the other bedroom is versatile with access to a rooftop deck overlooking the peaceful shared courtyard. The shared courtyard is a summer haven, perfect for BBQs with a natural gas line ready to go. The home also features rich engineered hardwood flooring and custom paintwork that adds warmth and personality. Hunter Douglas custom blinds and built-in shelving throughout add to the home's thoughtful design. This low-maintenance property is part of a well-managed condo community, with fees covering heat, water, and exterior maintenance—allowing you to enjoy a worry-free lifestyle. Situated in one of the best

locations near downtown, this townhome could be your next home. Schedule your showing today!