



**GRASSROOTS**  
REALTY GROUP

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

301, 1441 23 Avenue SW  
Calgary, Alberta

MLS # A2204723



**\$419,999**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,103 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 734
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** TV mounts in the living room and bedroom can stay and the 2 TV's are negotiable.

Welcome to Valhalla View! This end unit, 2 bedroom, 2 bathroom, 2 parking spot apartment condo is a real win! You don't want to miss this one! Conveniently located walking distance to countless amenities, including restaurants, shopping, banking, parks, schools, transit, trendy 17th Avenue, and Mardaloop, the list goes on and on. The building itself is well managed, very clean and well cared for. The condo unit is over 1100 sq ft, with high ceilings and as mentioned has 2 large bedrooms, 2 full bathrooms, and features an open concept layout with a bright neutral colour palette and numerous upgrades. Being an end unit there are additional windows which make the space feel even larger, and the custom window tint and blinds will stay at the property for the new buyers benefit. The bedrooms are both quite large allowing for great flexibility for how one chooses to live in the space. The kitchen was renovated a few years back with an upgraded stainless steel appliance package added (and a kitchen wall was moved to allow for a wider fridge to be accommodated). This kitchen also features an island which is one of very few with this layout in the building. Quartz counter tops have been added to the kitchen and run up the back splash for a high end modern touch. The living room is spacious and features a gas fireplace with a TV mounted above, windows on 2 sides with access to the West facing patio w gas bbq hook up. The primary bedroom has a walk through closet and an updated ensuite bathroom with linen storage, double vanities, and a large shower. There is also a laundry room with some additional storage off the living room, a full size stacking washer and dryer and a stand up freezer as a bonus as well. The building has bike lock up in the underground parking, and this unit comes with 2 side by side tilted parking spots, making this a home run! Call your

favourite Realtor and book your private showing today!