



GRASSROOTS
REALTY GROUP

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303, 1441 23 Avenue SW
Calgary, Alberta

MLS # A2208059



\$394,900

Division:	Bankview		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,042 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 695
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Elevator, Kitchen Island, Quartz Counters, Storage, Vinyl Windows		

Inclusions: None

Affordable, contemporary condo in one of the most vibrant locations in the city. Steps off 17 Ave and minutes to downtown. Fantastic open floor plan with bedrooms on opposite side of the unit allowing for many flexible living arrangements, roommates, home office, guest room etc. Upgraded seascape vinyl plank flooring throughout. The crisp white kitchen is complete with sleek flat front cabinetry, marble style quartz countertops including an eat up peninsula with pendant lights, and an eye catching herringbone tile backsplash. The recently upgraded stainless steel appliance package featuring a French door fridge completes the kitchen. Adjacent spacious living room is highlighted by a corner gas fireplace. Sliding glass doors access the oversized west facing covered balcony with views. The large open dining room is just off the kitchen and offers plenty of space for formal dinner parties. Generous primary bedroom boasts dual walkthrough closets & full ensuite bath complete with quartz countertops, his and hers sinks, tile floors plus a 2-person tiled shower with glass enclosure. A second full bath with matching finishes services second large bedroom. Convenient in suite laundry/storage room includes a newer front load laundry set. Secure, titled heated underground parking stall, secure bicycle room, and 6 visitor parking stalls. Premium inner city lifestyle location. Leave your car at home and walk/ ride to vibrant nightlife & bistros, shopping, public transit, DT core. New, stylish turnkey, total package inner city condo living.