

# \$394,900 - 303, 1441 23 Avenue Sw, Calgary

MLS® #A2208059

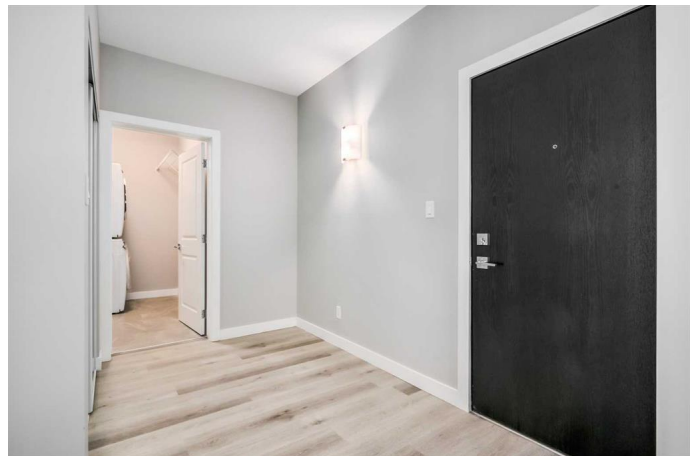
**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

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.

Built in 1997

### Essential Information

MLS® #	A2208059
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	303, 1441 23 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Underground

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Storage, Vinyl Windows, Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Hot Water

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert
# of Stories	5

## Exterior

Exterior Features	Balcony, Lighting
Roof	Clay Tile
Construction	Concrete, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	28
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX House of Real Estate
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