

# \$524,900 - 1507 23 Avenue Sw, Calgary

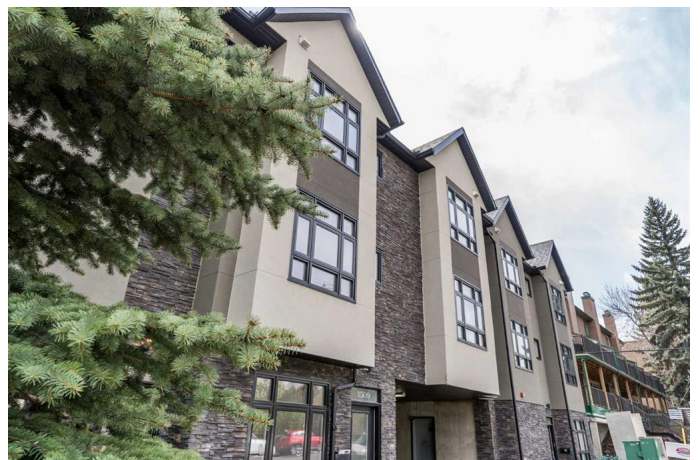
MLS® #A2180953

**\$524,900**

2 Bedroom, 3.00 Bathroom, 1,823 sqft  
Residential on 0.00 Acres

Bankview, Calgary, Alberta

Modern, sophisticated and immaculate townhouse promoting a low-maintenance lifestyle! A convenient dual master floor plan, 2 titled parkade stalls and an outstanding inner-city location add to the allure of this casually elegant home. Walk or bike downtown, trendy 17th Ave or the Bow River then come home to a quiet sanctuary away from the hustle and bustle. Park your vehicles safely out of the elements in the heated garage that directly connects to the versatile above grade entry level. The massive flex space on this level is perfect as a rec room, office, gym and more! The bright and open main floor is designed for both comfort and entertaining with an abundance of natural light and clear sightlines. Relax in the inviting living room while still engaging in conversations with those in the sleek and modern kitchen. Cook up culinary delights with gourmet features of a gas stove, a plethora of full-height cabinets, stainless steel appliances, timeless subway tile backsplash and a breakfast bar island for everyone to gather around. Completing this level is a handy powder room in the same stylish design as the rest of the home. Dual master bedrooms grace the upper level, both are extremely spacious with their own private ensuites equipped with luxurious body jet showers! One of the master bedrooms even includes access to the balcony for peaceful morning coffees and dual vanity in their ensuite. Laundry is conveniently located on the bedroom level. Gather in the tranquil



courtyard for a seamless indoor/outdoor lifestyle and a great outdoor entertaining space within this private complex. All this and a dynamic location that is quiet yet close to transit, walking paths, unique shopping, award-winning restaurants, bars, pubs, cafes and so much more! \*\* Condo fees include heat + water \*\*

Built in 2014

### **Essential Information**

MLS® #	A2180953
Price	\$524,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,823
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	1507 23 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T8

### **Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Covered, Secured, Stall, Titled, Underground

### **Interior**

Interior Features	Granite Counters, Vinyl Windows, Breakfast Bar, Double Vanity
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Gas Oven, Washer
Heating	In Floor
Cooling	None
Basement	None

## Exterior

Exterior Features	Courtyard, Private Entrance, Balcony
Lot Description	Landscaped, Low Maintenance Landscape, City Lot, Corner Lot, Few Trees, Views
Roof	Asphalt
Construction	Wood Frame, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	November 26th, 2024
Days on Market	136
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.