

404, 1441 23 Avenue SW
Calgary, Alberta

MLS # A2326053



\$425,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,317 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 847
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage, Vaulted Ceiling(s)		

Inclusions:	Barbeque
--------------------	----------

Welcome to this naturally bright and spacious Top Floor home with 2 bedrooms, 2 Full baths and Loft space. Located on the edge of Bankview, providing easy access to downtown, 17th avenue and Marda Loop. Park your car in the titled underground tandem parking stall and take the elevator to the top floor....enter your suite and be taken by the east light beaming in and accentuated by soaring ceilings. Step into the primary living area which includes a stylish custom kitchen with stainless steel appliances, adjacent the dining area and overlooking the spacious living room with corner fireplace and access through sliding doors to the deck and an unobstructed view of the city skyline. The 2 bedrooms are placed for privacy on each side of the living room. The primary has a walk through closet to a spa-like ensuite bath. The second bedroom is well sized and is steps away from the second bathroom. Up the stairs to your loft; perfect for a home office, place to watch movies or enjoy music - or use as a guest space! The laundry room offers extra storage for every day necessities. Included in this package is a storage locker and titled parking stall. Convenient visitor parking is available off street. Enjoy urban living with an incredible view and no footsteps above you!