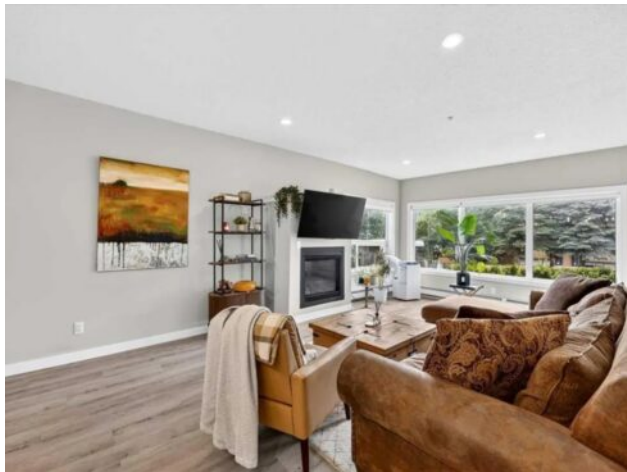


206, 1441 23 Avenue SW
Calgary, Alberta

MLS # A2343090



\$410,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,176 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile, Membrane	Condo Fee:	\$ 756
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome home to your move-in ready 1176 sqft, 2-bedroom, 2-bathroom condo located in the desirable community of Bankview. This well-designed condo features an open concept living area that thoughtfully separates the bedrooms, making it the perfect layout for a roommate, guestroom, or home office. The modern kitchen includes herringbone backsplash, stainless-steel appliances, and beautiful white cabinets with an abundance of storage; check out the additional storage in the breakfast bar! Cozy up in the living room in front of the gas-fireplace on those chilly fall & winter days. The living room offers an abundance of natural light through the large windows. One of the best features of this condo is the private side door leading to a ground level patio; ideal access for dog owners! The primary bedroom features a walkthrough closet and a 3-piece ensuite with a large walk-in shower and additional linen closet. The 4-piece main bathroom features a deep bathtub to relax in after a long day. The laundry room is thoughtfully located away from the bedrooms & living areas and provides plenty of additional storage space. A titled parking spot with a private storage locker is included with this unit. There are visitor parking stalls available for your guests and plenty of street parking nearby. Close to 17th Avenue and Marda Loop you'll be able to walk to your favourite restaurants, cafes, and shopping. The Bankview Community Association offers access to tennis courts, a basketball court, community garden, and community hall. Enjoy the Bankview Dog Park and Buckmaster Park within the community. Or venture a short distance to the Bow River pathways, River Park Off-Leash Dog Park, and Sandy Beach Park, providing ample opportunities for outdoor adventures. Get around the city easily by transit, car, bike, or foot! Don't miss out on this opportunity; contact your Realtor to book

your private showing.