

# \$419,999 - 301, 1441 23 Avenue Sw, Calgary

MLS® #A2204723

**\$419,999**

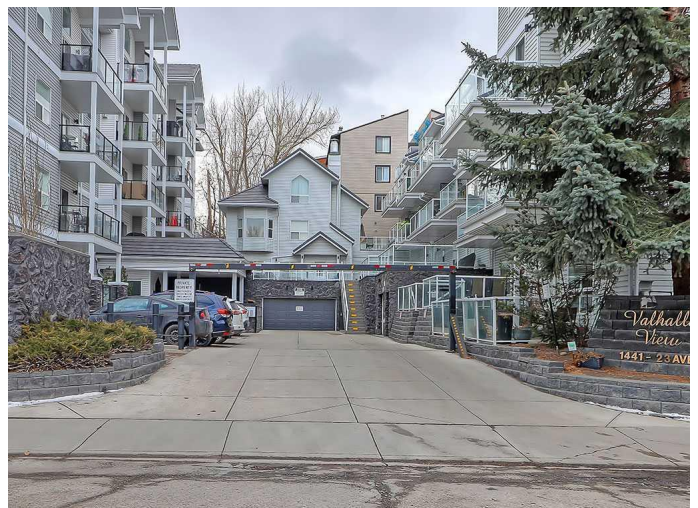
2 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to Valhalla View! This end unit, 2 bedroom, 2 bathroom, 2 parking spot apartment condo is a real win! You don't want to miss this one! Conveniently located walking distance to countless amenities, including restaurants, shopping, banking, parks, schools, transit, trendy 17th Avenue, and Mardaloo, the list goes on and on. The building itself is well managed, very clean and well cared for.

The condo unit is over 1100 sq ft, with high ceilings and as mentioned has 2 large bedrooms, 2 full bathrooms, and features an open concept layout with a bright neutral colour palette and numerous upgrades. Being an end unit there are additional windows which make the space feel even larger, and the custom window tint and blinds will stay at the property for the new buyers benefit. The bedrooms are both quite large allowing for great flexibility for how one chooses to live in the space. The kitchen was renovated a few years back with an upgraded stainless steel appliance package added (and a kitchen wall was moved to allow for a wider fridge to be accommodated). This kitchen also features an island which is one of very few with this layout in the building. Quartz counter tops have been added to the kitchen and run up the back splash for a high end modern touch. The living room is spacious and features a gas fireplace with a TV mounted above, windows on 2 sides with access to the West facing patio w gas bbq hook up. The primary bedroom has a walk



through closet and an updated ensuite bathroom with linen storage, double vanities, and a large shower. There is also a laundry room with some additional storage off the living room, a full size stacking washer and dryer and a stand up freezer as a bonus as well. The building has bike lock up in the underground parking, and this unit comes with 2 side by side tilted parking spots, making this a home run! Call your favourite Realtor and book your private showing today!

Built in 1997

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204723          |
| Price          | \$419,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,103             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 301, 1441 23 Avenue Sw |
| Subdivision | Bankview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 0T6                |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking                      |
| Parking Spaces | 2                                                                  |
| Parking        | Double Garage Attached, Parkade, Side By Side, Titled, Underground |

|              |     |
|--------------|-----|
| # of Garages | 2   |
| Has Pool     | Yes |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage  |
| Appliances        | Dishwasher, Dryer, Freezer, Induction Cooktop, Microwave Hood Fan, Oven, Refrigerator, Wall/Window Air Conditioner, Washer |
| Heating           | Hot Water                                                                                                                  |
| Cooling           | Other                                                                                                                      |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas                                                                                                                        |
| # of Stories      | 4                                                                                                                          |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Playground |
| Roof              | Concrete                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 38               |
| Zoning         | M-CG d111        |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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