

1513 23 Avenue, Calgary T2T 0T8

MLS®#: **A2175106** Area: **Bankview** Listing **10/24/24** List Price: **\$625,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat: **Low Maintenance Landscape, Street Lighting**  
 Park Feat: **Garage Door Opener, Parkade, Secured, Stall, Titled**

Finished Floor Area  
 Abv Sqft: **1,888**  
 Low Sqft:  
 Ttl Sqft: **1,888**

DOM

**90**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle, Flat** Construction: **Concrete, Stone, Stucco, Wood Frame**  
 Heating: **In Floor, Natural Gas** Flooring: **Hardwood, Tile**  
 Sewer: Ext Feat: **BBQ gas line, Courtyard, Garden, Private Entrance, Private Yard, Uncovered Courtyard** Water Source: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Built-in Features, Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters**  
 Utilities:

Room Information

| Room              | Level | Dimensions     | Room             | Level | Dimensions    |
|-------------------|-------|----------------|------------------|-------|---------------|
| Game Room         | Main  | 13`2" x 23`11" | 2pc Bathroom     | Upper | 3`0" x 6`2"   |
| Dining Room       | Upper | 8`10" x 9`5"   | Kitchen          | Upper | 13`8" x 15`2" |
| Living Room       | Upper | 17`0" x 22`10" | 4pc Ensuite bath | Third | 6`1" x 8`9"   |
| 5pc Ensuite bath  | Third | 4`11" x 15`0"  | Bedroom          | Third | 11`1" x 15`4" |
| Bedroom - Primary | Third | 17`0" x 18`7"  |                  |       |               |

Legal/Tax/Financial

Condo Fee:  
**\$851**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **1411392**

Remarks

Pub Rmks: **Welcome to the vibrant community of Bankview, just minutes from the heart of downtown Calgary. This luxurious 2-bedroom townhome seamlessly combines elegant design with an exceptional lifestyle. Featuring two spacious ensuite bedrooms and an open-concept main floor, the layout is both functional and inviting. With the added convenience of two titled parking stalls in a heated parkade, this home offers everything you need for urban living. As you step inside, you'll be welcomed by a unique, custom staircase adorned with classic book designs, setting the tone for the distinctive character throughout. The expansive main floor is a versatile space, perfect for entertaining, a home office, or even a music room. The upper floor boasts an open-concept layout ideal for gatherings, complete with a chic 2-piece bathroom featuring a wall-mounted toilet. The dining room provides an elegant setting for hosting, while the gourmet kitchen impresses with its gas stove, large Caesarstone island, and ample drawer and cupboard space. The upgraded LED lighting complements the beautiful chandeliers, creating a bright and inviting atmosphere. Upstairs, you'll find two generous ensuite bedrooms. One bedroom is bathed in natural light from its large windows, while the other bedroom is versatile with access to a rooftop deck overlooking the peaceful shared courtyard. The shared courtyard is a summer haven, perfect for BBQs with a natural gas line ready to go. The home also features rich engineered hardwood flooring and custom paintwork that adds warmth and personality. Hunter Douglas custom blinds and built-in shelving throughout add to the home's thoughtful design. This low-maintenance property is part of a well-managed condo community, with fees covering heat, water, and exterior maintenance—allowing you to enjoy a worry-free lifestyle. Situated in one of the best locations near downtown, this townhome could be your next home. Schedule your showing today!**

Inclusions: **None**  
Property Listed By: **Keller Williams BOLD Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







