

1513 23 Avenue, Calgary T2T 0T8

MLS®#: **A2175106** Area: **Bankview** Listing Date: **10/24/24** List Price: **\$635,000**
 Status: **Active** County: **Calgary** Change: **None** 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:
 Park Feat:

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

DOM
5
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Low Maintenance Landscape, Street Lighting
Garage Door Opener, Parkade, Secured, Stall, Titled

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







