

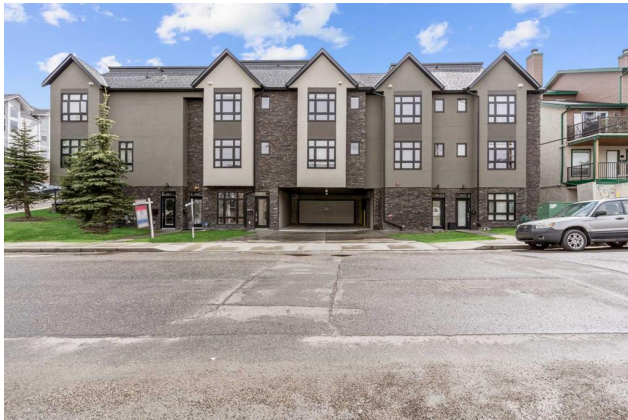


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1507 23 Avenue, Calgary T2T 0T8**

MLS®#: **A2180953**      Area: **Bankview**      Listing **11/26/24**      List Price: **\$539,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 12-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **City Lot,Corner Lot,Few Trees,Landscaped,Low Maintenance Landscape,Views**  
 Park Feat: **Covered,Heated Garage,Secured,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **1,822**  
 Low Sqft:  
 Ttl Sqft: **1,822**

DOM

**88**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt**  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard,Private Entrance**

Construction: **Concrete,Stucco,Wood Frame**  
 Flooring: **Ceramic Tile,Laminate,Stone**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Oven,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>4`4" x 5`0"</b>	<b>Dining Room</b>	<b>Second</b>	<b>14`5" x 8`2"</b>
<b>Kitchen</b>	<b>Second</b>	<b>15`2" x 13`11"</b>	<b>Living Room</b>	<b>Second</b>	<b>15`2" x 14`10"</b>
<b>Game Room</b>	<b>Main</b>	<b>18`0" x 32`1"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>5`3" x 8`7"</b>
<b>5pc Ensuite bath</b>	<b>Third</b>	<b>4`11" x 11`7"</b>	<b>Bedroom</b>	<b>Third</b>	<b>12`9" x 16`8"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>18`8" x 19`2"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$900**

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

Zoning:  
**M-CG**

Legal Desc: **1411392**

Remarks

Pub Rmks: **\*\* OPEN HOUSE SAT. FEB 15 FROM 12:30-2PM \*\* Modern, sophisticated and immaculate townhouse promoting a low-maintenance lifestyle! A convenient dual master floor plan, 2 titled parkade stalls and an outstanding inner-city location add to the allure of this casually elegant home. Walk or bike downtown, trendy 17th Ave or the Bow River then come home to a quiet sanctuary away from the hustle and bustle. Park your vehicles safely out of the elements in the heated garage that directly connects to the versatile above grade entry level. The massive flex space on this level is perfect as a rec room, office, gym and more! The bright and open main floor is designed for both comfort and entertaining with an abundance of natural light and clear sightlines. Relax in the inviting living room while still engaging in conversations with those in the sleek and modern kitchen. Cook up culinary delights with gourmet features of a gas stove, a plethora of full-height cabinets, stainless steel appliances, timeless subway tile backsplash and a breakfast bar island for everyone to gather around. Completing this level is a handy powder room in the same stylish design as the rest of the home. Dual master bedrooms grace the upper level, both are extremely spacious with their own private ensuite equipped with luxurious body jet showers! One of the master bedrooms even includes access to the balcony for peaceful morning coffees and dual vanity in their ensuite. Laundry is conveniently located on the bedroom level. Gather in the tranquil courtyard for a seamless indoor/outdoor lifestyle and a great outdoor entertaining space within this private complex. All this and a dynamic location that is quiet yet close to transit, walking paths, unique shopping, award-winning restaurants, bars, pubs, cafes and so much more!**

Inclusions:  
Property Listed By: **All furniture negotiable  
RE/MAX Real Estate (Central)**

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





















