



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1441 23 Avenue #406, Calgary T2T 0T6**

MLS®#: **A2190645**

Area: **Bankview**

Listing Date: **01/28/25**

List Price: **\$395,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,088**  
Low Sqft:  
Ttl Sqft: **1,088**

DOM

**2**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 5`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 14`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 9`5"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 8`1"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 16`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`5" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 10`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$690**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **9813167**

Remarks

Pub Rmks: **Discover stylish urban living in the heart of Bankview! This updated, contemporary condo offers a fresh and inviting space with incredible views of the downtown skyline. Imagine starting your mornings on the east-facing balcony, soaking up the sunrise with a coffee in hand. Inside, the two-bedroom, two-bathroom layout is thoughtfully designed for comfort and functionality. The open-concept living area features a spacious living room with a sleek fireplace, a dedicated dining nook, and a modern kitchen equipped with a functional eat-up peninsula - ideal for casual dining or hosting friends. The primary suite offers a private oasis, complete with a walk-in closet and a beautifully updated ensuite featuring a luxurious, glass-enclosed shower with designer tile. The second bedroom is versatile, perfect as a guest room, home office, or shared living arrangement, with its own conveniently located bathroom. Practicality meets convenience with in-unit laundry, a large storage room, and a secure, heated underground parking stall. Step outside and immerse yourself in the vibrant neighborhood - just minutes from the shops, restaurants, and nightlife of 17th Avenue. This is urban living at its best - book your private showing today!**

Inclusions:  
Property Listed By: **N/A  
RE/MAX First**

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







