

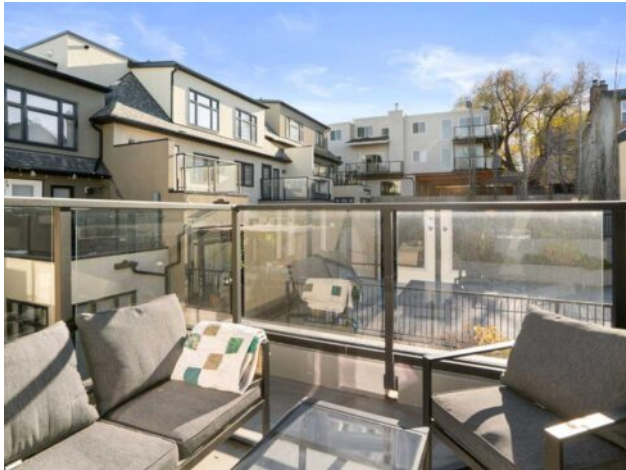


GRASSROOTS
REALTY GROUP

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1511 23 Avenue SW
Calgary, Alberta

MLS # A2319459



\$570,000

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,667 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 796
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

This stylish and sun-filled townhouse in Bankview offers the perfect blend of modern design, functional space, and unbeatable inner city value. Featuring two heated, secure underground parking stalls, this home stands out with thoughtful upgrades and a layout that works beautifully for both everyday living and entertaining. The open-concept main floor is anchored by soaring 9 foot ceilings and durable laminate flooring throughout. A spacious living area offers plenty of room to relax or host, while the kitchen is a true showpiece, complete with a large waterfall quartz island, under mount sink, stainless steel appliances, gas range, and a deep pantry with both open and closed storage. The adjacent dining area is wrapped in two walls of south-facing windows, flooding the space with natural light. Just outside, a shared patio with gas hookup creates the perfect setting for summer evenings and weekend lounging. A convenient two piece bathroom completes the main level. Upstairs, both bedrooms are generously sized and feature their own private ensuite bathrooms and built-in wardrobes. The primary suite is oversized with excellent storage and a sleek 4-piece bath. The secondary bedroom offers a five-piece ensuite, additional closet space, and its own private south-facing balcony overlooking the courtyard. Laundry is also located on the upper level, thoughtfully positioned near both bedrooms for added ease and efficiency. **One of the standout advantages of this home is the simplicity of ownership. There is no in-suite utility room, meaning no furnace or hot water tank to maintain or replace. These major mechanical components are handled at the building level, eliminating the risk of unexpected big-ticket expenses. Monthly condo fees include heat, water, and gas, offering a more predictable and low-maintenance lifestyle.** With secure underground parking, modern

finishes, and a location close to transit, shopping, parks, and the university, this is a turnkey opportunity in one of Calgary’s most vibrant inner-city communities.