



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4, 1515 23 Avenue SW
Calgary, Alberta

MLS # A2327701



\$275,000

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	864 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 528
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to Bankview — an unbeatable inner-city location just minutes from downtown, Mount Royal University, Marda Loop, and 17th Avenue. This updated one-level townhouse (no stairs!) is ideal for first-time buyers, down sizers and investors. This open concept 2 bedroom, 1 bath, end unit features, stainless steel appliances, granite counter tops, hardwood floors, in unit laundry and a wood burning fire place! The condo was freshly painted, so all you have to do is move in and enjoy. You will love the heated underground parking with an additional storage locker and bike racks. A private patio off the kitchen offers space for a BBQ and seating. Condo fees include heat, water, sewer and are lower than the two level condo's in the complex. A walkable, vibrant community and a move-in-ready home — all in the heart of Bankview.