



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1513 23 Avenue SW
Calgary, Alberta

MLS # A2328045



\$625,000

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,902 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Street Lighting		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 945
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub

Inclusions: Murphy bed

Experience elevated inner-city living in this beautifully designed end unit townhome in the heart of Calgary's sought-after Bankview community. Just minutes from downtown & steps from the energy of 17th Avenue, this exceptional home offers the perfect blend of contemporary style, everyday comfort & unbeatable urban convenience. Whether you're enjoying your morning coffee at a neighbourhood caf  , meeting friends for dinner, or taking a leisurely walk through nearby parks, this is a home that embraces the best of city living. Thoughtfully designed across three levels, this luxurious residence features two spacious ensuite bdrms, an open-concept living space & two titled parking stalls in a heated underground parkade, located closest to the unit. From the moment you enter, the home's elegant character is evident, highlighted by a custom staircase with classic literary-inspired detailing that creates an unforgettable first impression. The versatile main level offers endless possibilities, making it an ideal space for a home office, fitness area, music studio, or additional entertaining space. You'll love the direct access to the parkade from this level & so convenient! Upstairs, the bright and inviting spacious main living area is designed for effortless entertaining, featuring rich engineered hardwood flooring, custom paint, upgraded LED lighting, elegant chandeliers & a stylish powder room. At the heart of the home, the chef-inspired kitchen is both functional and beautiful, showcasing a gas range, a large Caesarstone island, abundant cabinetry, drawer storage plus pantry & seamless flow into the sun-wrapped dining area—perfect for intimate dinners or hosting family & friends. Direct access to the patio and courtyard is located directly off the kitchen. The upper level boasts two generously sized bedrooms, each

with their own private ensuites, creating an ideal layout for professionals, guests, or roommates. One bedroom is filled with natural light through expansive windows while the second offers a convenient Murphy bed with built-in cabinetry & opens onto a private rooftop deck overlooking the peaceful shared courtyard—a perfect retreat for morning coffee or relaxing at the end of the day. Laundry is located on this level for easy convenience. Outside, the beautifully maintained courtyard becomes an extension of your living space, complete with a natural gas hookup for effortless summer barbecues & outdoor entertaining. Hunter Douglas custom blinds, built-in shelving & storage & thoughtful upgrades throughout add both style & functionality. Set within a well-managed, boutique style, low-maintenance condominium community, you’ll love that the condo fee includes everything you need except your unit electricity - this home offers true lock-and-leave convenience that aligns with your lifestyle. Combining sophisticated design, premium finishes & one of Calgary’s most desirable inner-city locations, this exceptional Bankview home delivers all that you’ve been waiting for.