



GRASSROOTS
REALTY GROUP

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1707 23 Avenue SW
Calgary, Alberta

MLS # A2344901

\$579,500

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,086 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Side		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	FURNITURE NEGOTIABLE		

HOME SWEET HOME! CALLING ALL BUYERS AND INVESTORS! This is your RARE and INCREDIBLE OPPORTUNITY to live Inner-city in this stunning, contemporary detached 2 storey home in trendy Bankview! PROPERTY HAS OPERATED AS AN AIRBNB SO FURNITURE CAN BE NEGOTIABLE. This extraordinary home offers 2 PRIMARY bedrooms EACH WITH AN ENSUITE AND WALK IN CLOSET (Ideal for privacy/roommate). The fully developed basement has an open concept studio style Bedroom/Family Room and Full Bathroom. The single attached garage is drywalled and insulated with an amazing HUGE ROOFTOP 20' x 18' PATIO above. There is 1,590+ SQFT of magnificently modern living space throughout. Upgrades include a NEW CENTRAL AIR CONDITIONER, NEW FURNACE, NEW HOT WATER TANK, NEW HEPPA FILTER, NEW HUMIDIFIER, FRESH PAINT, NEWER CARPET, NEW BLOW IN INSULATION IN ATTIC and RE-SHEETING AND SEALING OF UPPER DECK! Heading inside you will be blown away by the flawless open concept floor plan offering gleaming hardwood flooring and stylish finishing's throughout. The main floor offers a spacious sun-drenched living room that's perfectly complimented by a cozy gas fireplace with access to the back patio, formal dining area, large foyer and the gourmet chef's kitchen highlighted by trendy RED cabinets, granite countertops (with island and convenient breakfast bar), premium stainless steel appliances and tons of cupboard space. Upstairs offers an excellent layout with two primary bedrooms both with ensuite bathrooms and walk in closets. The 2nd primary bedroom offers a lot of flexibility as a guest room, home office or additional retreat with access to the ROOFTOP PATIO. The ROOFTOP PATIO is one of the highlights of the home

offering you the ideal space to relax or entertain guests while taking in some of the BEST VIEWS you can find. You won't be able to find a better spot to enjoy the Stampede Fireworks. Downstairs, you will find the fully developed basement with an additional 4 piece bathroom, laundry room, tons of storage space and a recreation room that is perfect for entertaining or for additional space for your guests. The recent mechanical upgrades make the home more energy efficient. Outside offers an attached garage, extra driveway parking and a spacious backyard with a ground level patio. This property is Ideal for those looking for maintenance-free living as yard maintenance and snow removal is included in Bareland condo fees. Condo Board is open to you building both a fence and dog run. THIS DREAM LOCATION perfectly situated next to a park and tennis courts, just steps from all of the hot spots on 17th Ave and in Downtown Calgary. Enjoy Inner city living at its best near parks, shopping, gyms, restaurants, coffee shops, off leash dog parks, schools, public transportation, major roadways and more. MUST VIEW! Book your PRIVATE VIEWING of this GEM today!