



GRASSROOTS
REALTY GROUP

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306, 1441 23 Avenue SW
Calgary, Alberta

MLS # A2349582

\$410,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,077 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

UPDATED CONDO | CITY SKYLINE VIEWS | 9-FT CEILINGS | TITLED UNDERGROUND PARKING Welcome to Valhalla View! Offering nearly 1,100 sq. ft. of thoughtfully designed living space, this bright and inviting 2-bedroom, 2-bathroom condo combines modern updates with an exceptional inner-city location. The open-concept layout features 9-ft ceilings, a sleek modern white high-gloss kitchen, upgraded stainless steel appliances, and ample storage. The spacious living and dining areas are perfect for everyday living and entertaining, with a cozy corner gas fireplace adding warmth and character. The generously sized primary bedroom features dual closets with organizers, an additional storage closet, and a private ensuite with a large walk-in shower. The second bedroom is ideally situated on the opposite side of the unit for added privacy, with convenient access to a full 4-piece bathroom. Step outside to your spacious balcony and enjoy spectacular city skyline views, complete with a gas line for your BBQ. Additional highlights include titled underground parking in a secure parkade with excellent ceiling height to accommodate a variety of vehicles, plus dedicated bicycle storage. Pet-friendly building, subject to board approval. Enjoy a lifestyle that puts you close to everything while offering a peaceful place to call home. Walk or bike to downtown, trendy 17th Avenue, the Bow River, nearby pathways, unique shops, award-winning restaurants, cafés, pubs, and nightlife. With convenient transit access and an abundance of street parking, this location truly delivers the best of inner-city living. An ideal opportunity to enjoy comfort, convenience, and incredible city views. Book your private showing today!