

# \$425,000 - 301, 1441 23 Avenue Sw, Calgary

MLS® #A2204723

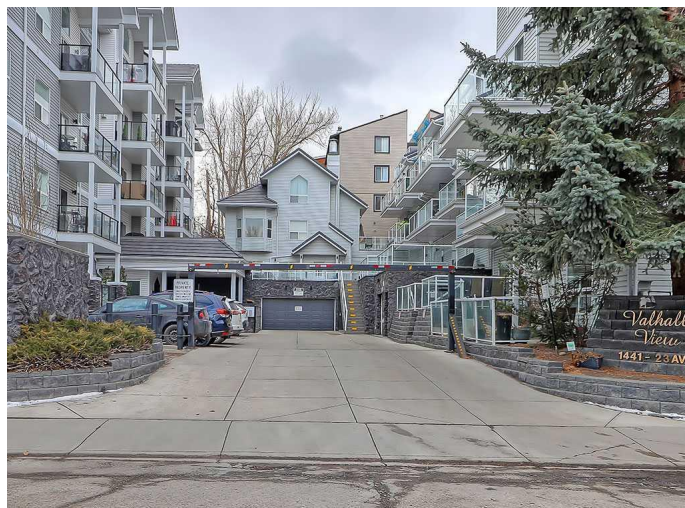
**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,103 sqft  
Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to Valhalla View! This end unit, 2 bedroom, 2 bathroom, 2 parking spot apartment condo is a real win! You don't want to miss this one! Conveniently located walking distance to countless amenities, including restaurants, shopping, banking, parks, schools, transit, trendy 17th Avenue, and Mardalooop, the list goes on and on. The building itself is well managed, very clean and well cared for.

The condo unit is over 1100 sq ft, with high ceilings and as mentioned has 2 large bedrooms, 2 full bathrooms, and features an open concept layout with a bright neutral colour palette and numerous upgrades. Being an end unit there are additional windows which make the space feel even larger, and the custom window tint and blinds will stay at the property for the new buyers benefit. The bedrooms are both quite large allowing for great flexibility for how one chooses to live in the space. The kitchen was renovated a few years back with an upgraded stainless steel appliance package added (and a kitchen wall was moved to allow for a wider fridge to be accommodated). This kitchen also features an island which is one of very few with this layout in the building. Quartz counter tops have been added to the kitchen and run up the back splash for a high end modern touch. The living room is spacious and features a gas fireplace with a TV mounted above, windows on 2 sides with access to the West facing patio w gas bbq hook up. The primary bedroom has a walk



through closet and an updated ensuite bathroom with linen storage, double vanities, and a large shower. There is also a laundry room with some additional storage off the living room, a full size stacking washer and dryer and a stand up freezer as a bonus as well. The building has bike lock up in the underground parking, and this unit comes with 2 side by side tilted parking spots, making this a home run! Call your favourite Realtor and book your private showing today!

Built in 1997

### Essential Information

MLS® #	A2204723
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,103
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 1441 23 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking
Parking Spaces	2
Parking	Double Garage Attached, Parkade, Side By Side, Titled, Underground

# of Garages 2  
Has Pool Yes

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage  
Appliances Dishwasher, Dryer, Freezer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner, Oven  
Heating Hot Water  
Cooling Other  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
# of Stories 4

### Exterior

Exterior Features Balcony, BBQ gas line, Lighting, Playground  
Roof Concrete  
Construction Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed March 22nd, 2025  
Days on Market 13  
Zoning M-CG d111

### Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.