



## 1507 23 Avenue Calgary Alberta

\$550,000

Modern, sophisticated and immaculate townhouse promoting a low-maintenance lifestyle! A convenient dual master floor plan, 2 titled parkade stalls and an outstanding inner-city location add to the allure of this casually elegant home. Walk or bike downtown, trendy 17th Ave or the Bow River then come home to a quiet sanctuary away from the hustle and bustle. Park your vehicles safely out of the elements in the heated garage that directly connects to the versatile above grade entry level. The massive flex space on this level is perfect as a rec room, office, gym and more! The bright and open main floor is designed for both comfort and entertaining with an abundance of natural light and clear sightlines. Relax in the inviting living room while still engaging in conversations with those in the sleek and modern kitchen. Cook up culinary delights with gourmet features of a gas stove, a plethora of full-height cabinets, stainless steel appliances, timeless subway tile backsplash and a breakfast bar island for everyone to gather around. Completing this level is a handy powder room in the same stylish design as the rest of the home. Dual master bedrooms grace the upper level, both are extremely spacious with their own private ensuites equipped with luxurious body jet showers! One of the master bedrooms even includes access to the balcony for peaceful morning coffees and dual vanity in their ensuite. Laundry is conveniently located on the bedroom level. Gather in the tranquil courtyard for a seamless indoor/outdoor lifestyle and a great outdoor entertaining space within this private complex. All this and a dynamic location that is quiet yet close to transit, walking paths, unique shopping, award-winning restaurants, bars, pubs, cafes and so much more! (id:6769)

2pc Bathroom 4.33 Ft x 5.00 Ft  
Dining room 14.42 Ft x 8.17 Ft  
Kitchen 15.17 Ft x 13.92 Ft  
Living room 15.17 Ft x 14.83 Ft  
4pc Bathroom 5.25 Ft x 8.58 Ft

5pc Bathroom 4.92 Ft x 11.58 Ft  
Bedroom 12.75 Ft x 16.67 Ft  
Primary Bedroom 18.67 Ft x 19.17 Ft  
Recreational, Games room 18.00 Ft x 32.08 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

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**RE/MAX REAL ESTATE  
(CENTRAL)**

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