



## 1508 23 Avenue Calgary Alberta

\$299,900

CORNER UNIT | MAIN FLOOR | HIGHLY SOUGHT-AFTER NEIGHBORHOOD | TITLED PARKING | 2 BED | 1 BATH

| RENOVATED Introducing this updated, charming 2-bedroom corner unit condo, nestled in the highly esteemed neighborhood of Bankview. This condo was extensively renovated in 2011. Situated on the ground level, this home offers both convenience and ease, making it an ideal choice for comfortable living. As you step inside, you'll immediately notice the knock down ceilings and thoughtful design, starting with two spacious closets in the foyer, perfect for storing jackets and shoes. The foyer leads you down a hallway to two generously sized bedrooms and a 4-piece bathroom, easily accessible for both residents and guests. The open-concept dining room seamlessly flows into the kitchen, where you'll find ample cabinetry, granite countertops, stainless steel appliances, and a stunning peninsula—perfect for both casual meals and entertaining. The kitchen and living area is bathed in natural light, thanks to the large vinyl windows that enhance the space's warmth and comfort. From here, step out onto your private balcony, an ideal spot for enjoying your morning coffee. In-unit laundry adds to the convenience of this home, making daily chores a breeze. Additionally, the condo comes with a titled parking, providing extra ease. The inclusion of vinyl windows throughout the condo ensures energy efficiency and durability, adding to the home's overall appeal. Located in the well-established community of Bankview, you'll have easy access to a variety of shopping plazas, schools, parks, and more. The condo is also close to the trendy 17th Avenue, known for its array of restaurants and vibrant atmosphere. Major roadways such as Crowchild Trail and Macleod Trail are just minutes away, making commuting and exploring the city effortless. This condo is the perfect blend of comfort, convenience, and ...

4pc Bathroom 9.08 Ft x 7.50 Ft

Bedroom 12.00 Ft x 10.00 Ft

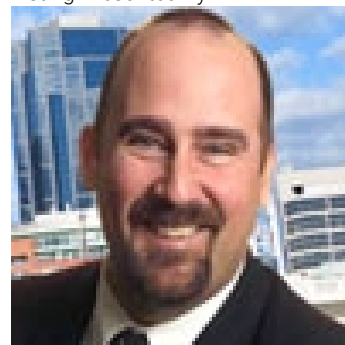
Bedroom 12.08 Ft x 11.58 Ft

Dining room 8.50 Ft x 8.00 Ft

Kitchen 8.50 Ft x 11.92 Ft

Living room 12.42 Ft x 16.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://garybasra.ca/>

**RE/MAX Realty Professionals**

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