

\$619,900 - 1511 23 Avenue Sw, Calgary

MLS® #A2268802

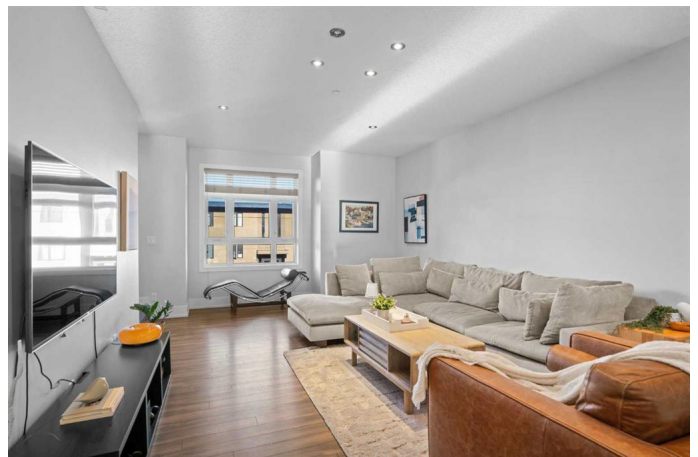
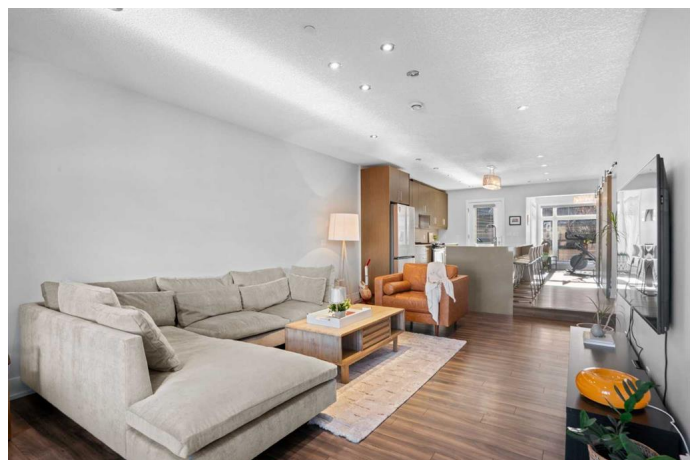
\$619,900

2 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

This stylish and sun-filled townhouse in Bankview offers the perfect blend of modern design, functional space, and unbeatable value. Featuring two heated and secure underground parking stalls, this home stands out with thoughtful upgrades and a layout ideal for both everyday living and entertaining. The open-concept main floor is anchored by soaring 9-foot ceilings and durable laminate flooring throughout. A spacious living room offers plenty of room to relax or host guests, while the kitchen is a true showpiece with a large waterfall quartz island, undermount sink, stainless steel appliances, gas range, and a deep pantry with both open and closed storage. The adjacent dining area is surrounded by two walls of south-facing windows, filling the space with natural light. Just outside, a shared patio with gas hookup creates a perfect spot for summer evenings and weekend lounging. A convenient two-piece bathroom completes the main level. Upstairs, both bedrooms are generously sized and feature their own private ensuite bathrooms and built-in wardrobes. The primary suite is oversized with excellent storage and a sleek 4-piece bath. The secondary bedroom features a five-piece ensuite, additional closet space, and its own private south-facing balcony overlooking the courtyard. The upper level also includes the laundry machines, conveniently located near both bedrooms for added ease and efficiency. With secure underground parking, modern finishes, and a



location close to transit, shopping, parks, and the university, this home is the total package. Monthly condo fees include everything except electricity, offering true peace of mind in this turnkey property.

Built in 2011

Essential Information

MLS® #	A2268802
Price	\$619,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,667
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1511 23 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T8

Amenities

Amenities	None
Parking Spaces	2
Parking	Parkade, See Remarks, Titled, Underground

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	13
Zoning	M-CG d111

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.