

\$465,000 - 403, 1441 23 Avenue Sw, Calgary

MLS® #A2269203

\$465,000

2 Bedroom, 2.00 Bathroom, 1,324 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to your unique and contemporary move-in ready two-bedroom, two bathroom, recently rebuilt and fully updated home. Nestled in the desired community of Bankview; this condo features a well-planned floor plan with a living-room featuring a vaulted 18-foot ceiling enhanced by an abundance of natural light. The double sided large fireplace is unique to only this unit and provides lots of heat during cold evenings and nights. The sleek modern kitchen includes quartz countertops, floor to ceiling cupboards, solid wood drawers with durable dovetailed joints, and stainless-steel appliances. The primary bedroom has walk-through closets, and an elegant bathroom with in-floor heating and an oversized soaker tub. The second simple yet stylish bathroom features a custom walk-in shower. Both bedrooms have upgraded solid core doors for enhanced quality and sound reduction. Your primary amenities are all centralized on the main floor, including in-suite laundry with high-end oversized washer and dryer (both include a separate, independent unit for small or delicate loads), and under stair storage. This unique home is highlighted by a large loft space perfect for entertainment, workout space or a home office “ or whatever your creative heart desires.

The unit includes two titled parking spots (tandem) with a private storage locker.

This home is close to the bustling 17th



Avenue, Marda Loop and Mission neighbourhoods, known for their entertainment, restaurants, cafes, boutiques, and nightlife. It has well serviced bus routes and city transportation at your doorstep. Residents enjoy several local parks, including Bankview Park and Buckmaster Park, which feature playgrounds, picnic areas, and open fields. The Bankview Community Association provides access to facilities such as tennis courts, a basketball court, a community garden, and a community hall. Close to Bankview community you will find the Bow River pathways, River Park (a popular off-leash dog park), and Sandy Beach Park, providing ample opportunities for outdoor activities like hiking, biking, and picnicking. Easy access to Crowchild Trail, Glenmore Trail or other major thoroughways allows for quick access to all parts of Calgary. Welcome to your new home!

Built in 1997

Essential Information

MLS® #	A2269203
Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,324
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	403, 1441 23 Avenue Sw
Subdivision	Bankview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0T6

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Parkade

Interior

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	November 8th, 2025
Days on Market	11
Zoning	M-CG d111

Listing Details

Listing Office	Real Estate Professionals Inc.
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