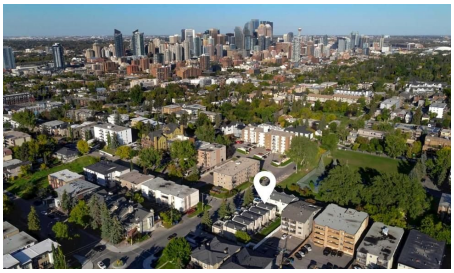
1707 23 Avenue SW

Calgary | Active | MLS® A2344901

$559,999









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1997**	**1,085.96 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

HOME SWEET HOME! CALLING ALL BUYERS AND INVESTORS! This is your RARE and INCREDIBLE OPPORTUNITY to live Inner-city in this stunning, contemporary detached 2 storey home in trendy Bankview! PROPERTY HAS OPERATED AS AN AIRBNB SO FURNITURE CAN BE NEGOTIABLE. This extraordinary home offers 3 PRIMARY bedrooms EACH WITH AN ENSUITE or Full bathroom AND WALK IN CLOSET (Ideal for privacy/roommate). The fully developed basement has an open concept studio style Bedroom/Family Room and Full Bathroom. The single attached garage in drywalled and insulated with an amazing HUGE ROOFTOP 20’ x 18’ PATIO above. There is 1,590+ SQFT of magnificently modern living space throughout. Upgrades include a NEW CENTRAL AIR CONDITIONER, NEW FURNACE, NEW HOT WATER TANK, NEW HEPPA FILTER, NEW HUMIDIFIER, FRESH PAINT, NEWER CARPET,NEW BLOW IN INSULATION IN ATTIC and RE-SHEETING AND SEALING OF UPPER DECK! Heading inside you will be blown away by the flawless open concept floor plan offering gleaming hardwood flooring and stylish finishing’s throughout. The main floor offers a spacious sun-drenched living room that’s perfectly complimented by a cozy gas fireplace with access the back patio, formal dining area, large foyer and the gourmet chef’s kitchen highlighted by trendy RED cabinets, granite countertops (with island and convenient breakfast bar), premium stainless steel appliances and tons of cupboard space. Upstairs offers an excellent layout with two primary bedrooms both with ensuite bathrooms and walk in closets. The 2nd primary bedroom offers a lot of flexibility as a guest room, home office or additional retreat with access to the ROOFTOP PATIO. The ROOFTOP PATIO is one of the highlights of the home offering you the ideal space to relax or entertain guests while taking in some of the BEST VIEWS you can find. You won’t be able to find a better spot to enjoy the Stampede Fireworks. Downstairs, you will find the fully developed basement with an additional 4 piece bathroom, laundry room, tons of storage space and a recreation room that is perfect for entertaining or for additional space for your guests. The recent mechanical upgrades make the home more energy efficient. Outside offers an attached garage, extra driveway parking and a spacious backyard with a ground level patio. This property is Ideal for those looking for maintenance-free living as yard maintenance and snow removal is included in Bareland condo fees. Condo Board is open to you building both a fence and dog run. Right now the owners are negotiating the possibility of changing the ownership to and HOA vs a Condo. THIS DREAM LOCATION perfectly is situated next to a park and tennis courts, just steps from all of the hot spots on 17th Ave and in Downtown Calgary. Enjoy Inner city living at its best near parks, shopping, gyms, restaurants, coffee shops, off leash dog parks, schools, public transportation, major roadways and more. MUST VIEW! Book your PRIVATE VIEWING today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344901
Bedrooms	3
Bathrooms	3
Year Built	1997
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,085.96 sq. ft.
Main Level Finished Area:	555.27 sq. ft.
Upper Level Finished Area:	530.69 sq. ft.
Below Grade Finished Area:	505.55 sq. ft.
Condo Fee:	$311.93
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Lot Area:	2,228 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1997 (Age: 29)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)

Num Ensuite Baths:	2
Plan:	9712017
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, In Unit, Laundry Room, Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Belmont Park
Community:	Bankview (Calgary)
Amenities:	Snow Removal

Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Inclusions:	FURNITURE NEGOTIABLE
Restrictions:	Easement Registered On Title, Restrictive Covenant
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Dining Room · 12'2" × 12' ·
Main Floor	Foyer · 12'4" × 6'5" ·
Main Floor	Kitchen · 11' × 7'3" ·
Main Floor	Living Room · 15'6" × 9'10" ·
Main Floor	Balcony · 17'2" × 6'9" ·
Upper Level	Bedroom - Primary · 11'6" × 10'8" ·
Upper Level	Bedroom - Primary · 11'6" × 10'8" ·
Upper Level	Hall · 6' × 5' ·
Upper Level	Walk-In Closet · Measurements not available ·
Upper Level	Walk-In Closet · Measurements not available ·
Upper Level	Balcony · 21'7" × 17'2" ·
Basement	Bedroom - Primary · 24'6" × 11'9" ·
Basement	Laundry · 11'7" × 7'5" ·
Basement	Furnace/Utility Room · 9' × 6'3" ·
Basement	Storage · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio, Rooftop Patio

Lot Features:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1707-23-avenue-sw-calgary-a2344901/

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