306 1441 23 Avenue SW

Calgary | Active | MLS® A2349582

$399,999









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1997**	**1,077 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

UPDATED CONDO | CITY SKYLINE VIEWS | 9-FT CEILINGS | TITLED UNDERGROUND PARKING Welcome to Valhalla View! Offering nearly 1,100 sq. ft. of thoughtfully designed living space, this bright and inviting 2-bedroom, 2-bathroom condo combines modern updates with an exceptional inner-city location. The open-concept layout features 9-ft ceilings, a sleek modern white high-gloss kitchen, upgraded stainless steel appliances, and ample storage. The spacious living and dining areas are perfect for everyday living and entertaining, with a cozy corner gas fireplace adding warmth and character. The generously sized primary bedroom features dual closets with organizers, an additional storage closet, and a private ensuite with a large walk-in shower. The second bedroom is ideally situated on the opposite side of the unit for added privacy, with convenient access to a full 4-piece bathroom.
Step outside to your spacious balcony and enjoy spectacular city skyline views, complete with a gas line for your BBQ. Additional highlights include titled underground parking in a secure parkade with excellent ceiling height to accommodate a variety of vehicles, plus dedicated bicycle storage. Pet-friendly building, subject to board approval. Enjoy a lifestyle that puts you close to everything while offering a peaceful place to call home. Walk or bike to downtown, trendy 17th Avenue, the Bow River, nearby pathways, unique shops, award-winning restaurants, cafés, pubs, and nightlife. With convenient transit access and an abundance of street parking, this location truly delivers the best of inner-city living. An ideal opportunity to enjoy comfort, convenience, and incredible city views. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349582
Bedrooms	2
Bathrooms	2
Year Built	1997
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	1,077 sq. ft.
Condo Fee:	$690.49
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1997 (Age: 29)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9813167
Heating:	Baseboard, Fireplace(s), Hot Water, Natural Gas
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Clay Tile

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	Wall/Window Unit(s)
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Heated Garage, Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Valhalla View
Community:	Bankview (Calgary)
Amenities:	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 15'11" × 12'11" ·
Main Floor	Kitchen · 13'8" × 10'1" ·
Main Floor	Dining Room · 14'8" × 10'6" ·
Main Floor	Bedroom - Primary · 12'5" × 10'9" ·
Main Floor	Bedroom · 12'5" × 9'8" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Storage
Exterior Features:	Balcony, BBQ gas line, Playground
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-1441-23-avenue-sw-calgary-a2349582/

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