



\$ 350,000.00

## 304 1441 23 AVENUE SW CALGARY

<https://paulbrinton.com>

Beautiful 3rd floor 2 bedroom, 2 bath unit in the completely rebuilt Valhalla View! Spacious living room with corner fireplace and sliders to the balcony where you can relax with your morning coffee, take in the spectacular DOWNTOWN views, or BBQ with your friends. The sleek and modern kitchen offers...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1162423

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1998

**Parking:** Off Street, Parkade, Titled,  
Underground

**Post Updated:** 2021-12-02 17:28:13

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/26/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Laminate

**Fireplace Features:** Electric,Gas,Living  
Room,Mantle

**Exterior Features:** Other

**Cooling:** None

**Interior Features:** Breakfast  
Bar,Chandelier,Laminate Counters,No Animal  
Home,No Smoking Home

**Heating Type:** Forced Air

**Fireplace:** 1

**Association Amenities:**  
Elevator(s),Other,Parking,Trash

**Community Features:** Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** Dryer, Microwave, Refridgerator,  
Stove, Washer, Window Coverings

**Roof Type:** Tile

## PROPERTY INFORMATION



**Levels:** Single Level Unit

**Zoning:** M-CG d111

**List Price Square Foot:** \$ 340.91

**Photo Count:** 48

**Unit Exposure:** E

**Construction Materials:** Stone,Vinyl Siding,Wood Frame **Suite:** No

**Appliances:** Dryer,Garage

Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings

**Subdivision Name:** Bankview

**Restrictions:** Pet Restrictions or Board approval Required

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 304

**Living Area SF:** 1056.00

**Structure Type:** Low Rise (2-4 stories)

