

# \$319,900 - 104, 1508 23 Avenue Sw, Calgary

MLS® #A2232837

**\$319,900**

2 Bedroom, 1.00 Bathroom, 810 sqft  
Residential on 0.00 Acres

Bankview, Calgary, Alberta

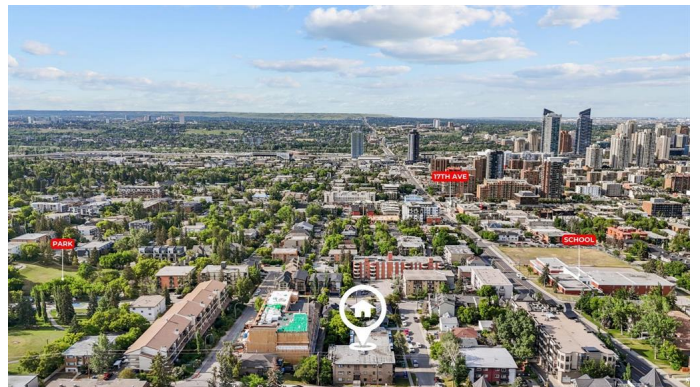
Welcome to this beautifully updated 2-bedroom, 1-bath condo in the heart of Bankview—one of Calgary’s most vibrant inner-city communities! Located in a well-maintained, self-managed building fully renovated around 2011–2012, this corner unit offers modern comfort, character, and incredible value.

Step inside to discover a gorgeous brand new kitchen featuring a massive waterfall quartz island, sleek cabinetry, and stainless steel appliances—perfect for both everyday living and entertaining. The open-concept layout flows effortlessly into the dining and living areas, where large windows fill the space with natural light and even offer partial downtown views.

Both bedrooms are generously sized, while the updated 4-piece bathroom and in-suite laundry add everyday convenience. Enjoy your own private patio space—ideal for relaxing or hosting friends.

Additional highlights include titled underground parking, knockdown ceilings, vinyl windows throughout, and plenty of street parking for guests. The self-managed building is overseen by a proactive group of owners, creating a welcoming, community-oriented atmosphere with lower condo fees and great upkeep.

All this in an unbeatable location—steps to



parks, schools, and transit, and just minutes from 17th Avenue’s restaurants, boutiques, and nightlife. With quick access to Crowchild and Macleod Trail, you’re never far from where you need to be.

Whether you're a first-time buyer, urban professional, or investor, this condo checks all the boxes. Don’t miss your opportunity to own in this standout Bankview gem!

Built in 1970

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232837          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 810               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 104, 1508 23 Avenue Sw |
| Subdivision | Bankview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 0T7                |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Parking, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Additional Parking, Guest, Heated Garage, Off Street, Secured, Titled,            |

|              |             |
|--------------|-------------|
|              | Underground |
| # of Garages | 1           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                              |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 3   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Barbecue, Lighting, Playground, Storage, Tennis Court(s) |
| Construction      | Concrete, Stone, Wood Frame                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 22              |
| Zoning         | M-C2            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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