

# \$489,900 - 1413 22 Avenue Sw, Calgary

MLS® #A2211600

**\$489,900**

2 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.00 Acres

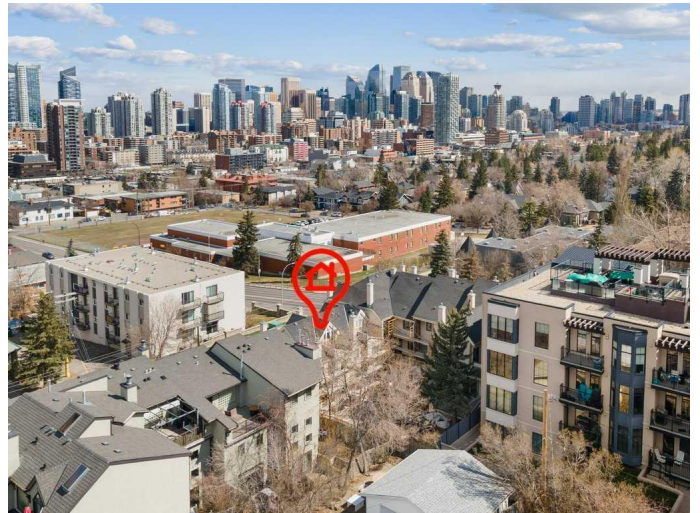
Bankview, Calgary, Alberta

Welcome to your dream inner-city residence in the highly sought-after neighbourhood of Bankview, where elegant minimalist design meets vibrant urban living. This stunning 3-storey townhouse offers some of the most breathtaking views of downtown Calgary and blends sophisticated style with generous space.

From the moment you enter, youâ€™ll be struck by the refined simplicity of the interiorâ€”clean lines, a calming neutral palette, and an abundance of natural light that enhances the airy, modern aesthetic. The expansive open-concept main floor is perfect for entertaining, featuring newly refinished hardwood floors, a sleek fireplace, and a contemporary kitchen with white lacquer cabinetry, integrated appliances, and a striking quartz waterfall island.

The second floor offers two spacious bedrooms, both complemented by beautifully updated bathroomsâ€”an elegant family bath and a serene four-piece en-suite. The third level is a bright and versatile loft space with two balconies and sweeping skyline views, currently staged as a bonus room but easily converted into a stunning bedroom.

Additional highlights include a fully developed lower level with a large laundry area, storage room, and direct access to the oversized single garage, offering both convenience and



extra utility space. This unit features a total of three balconies, in-suite laundry, and south-facing windows and decks, currently being updated with the special assessment fully paid.

Perfectly located just steps from 17th Avenue and Marda Loop, this home offers the best of inner-city living with refined, minimalist luxury. Donâ€™t miss your opportunity to own this one-of-a-kind homeâ€”schedule your private viewing today.

Built in 1991

**Essential Information**

MLS® #	A2211600
Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,177
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	1413 22 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0R6

**Amenities**

Amenities	None
Parking Spaces	2

Parking	Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	14
Zoning	M-C2

### Listing Details

Listing Office	Keller Williams BOLD Realty
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