

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

MLS® #A2211600

**\$489,900**

2 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.00 Acres

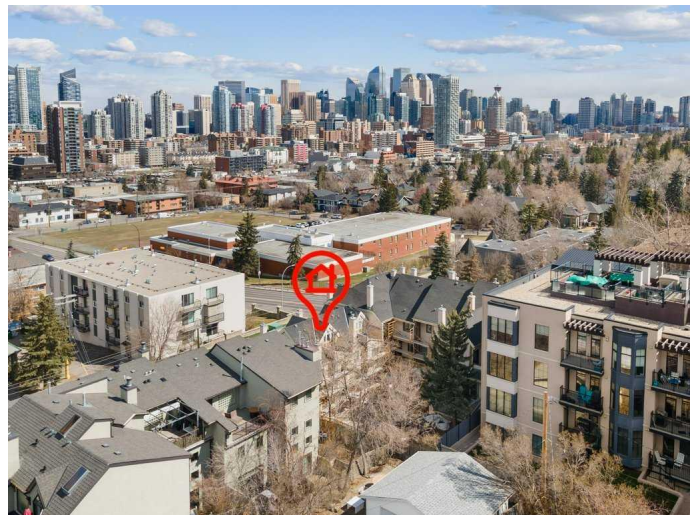
Bankview, Calgary, Alberta

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 | 7                |
| Zoning         | M-C2             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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