\$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, you'II 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. Don'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 4

Zoning M-C2

Listing Details

Listing Office Keller Williams BOLD Realty

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