

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

MLS® #A2211600

\$489,900

2 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.00 Acres

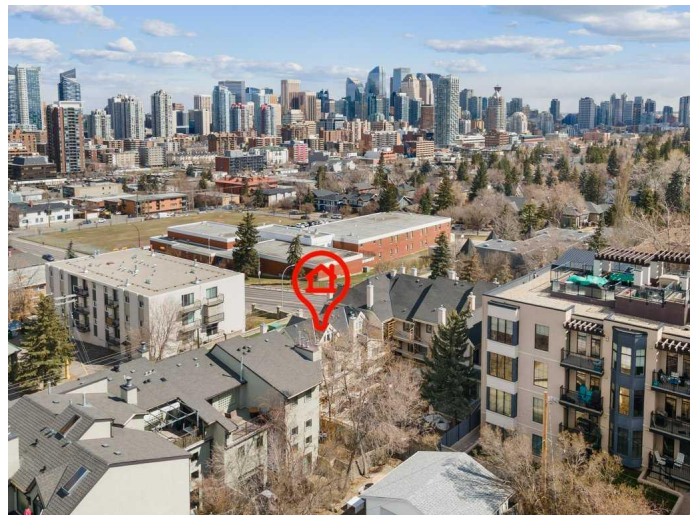
Bankview, Calgary, Alberta

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
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.