

401, 1424 22 Avenue SW  
Calgary, Alberta

MLS # A2229836



\$279,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Covered, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Natural Gas
Floors:	Tile, Vinyl Plank
Roof:	Flat, Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 678
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: TV Wall Mount

Modern Corner Unit with Downtown Views! Welcome to your urban oasis in the heart of Bankview, where contemporary comfort meets unbeatable views! This freshly painted top-floor, corner unit condo is a showstopper, boasting sweeping panoramic vistas of Downtown Calgary that will never get old, whether you're sipping your morning coffee on your balcony or toasting the evening with beverages in hand. Step inside to discover a sleek, open-concept living space that's as functional as it is fashionable. The brand-new kitchen appliances, freshly repainted cabinets, and a kitchen island with ample cabinetry are perfect for whipping up your next culinary creation and entertaining guests. The modern vibe continues with pot lights throughout, vinyl plank flooring, and a heated bathroom floor that will make getting up on winter mornings that much easier. With 2 spacious bedrooms and 1 beautifully updated bathroom, this condo is ideal for professionals, couples, or small families looking to make the most of inner-city living and yes your small furry friends can join you here too. Plus, you'll love the convenience of your outdoor covered parking stall. No more brushing snow off the windshield! Location, Location... Bankview! Tucked into one of Calgary's most eclectic and vibrant communities, Bankview blends charm with convenience. Just minutes to 17th Ave's shopping, dining, and nightlife, yet steps away from peaceful parks, off-leash areas, and pathways. This neighborhood offers a perfect balance of energy and serenity, whether you're grabbing brunch, biking to work, or enjoying a lazy Sunday in the nearby greenspaces. Ready to elevate your lifestyle? This gem in Bankview is not just a condo, it's a vibe. Come see it for yourself before someone else makes it theirs!