



THE
A-TEAM

**RE/MAX
FIRST**

1409 22 Avenue, Calgary T2T0R6

MLS® #: **A2107998**

Area: **Bankview**

Listing Date: **02/16/24**

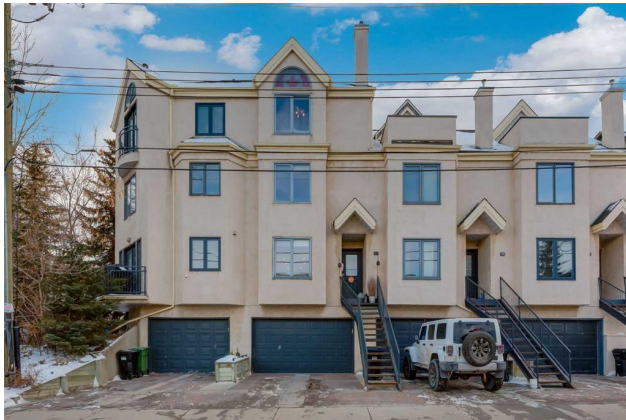
List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1991

Lot Information

Finished Floor Area

Abv Sqft:

1,317

Low Sqft:

Ttl Sqft:

1,317

Lot Sz Ar:

Lot Shape:

DOM

93

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

See Remarks

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

High Ceilings,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`11" x 8`4"
Dining Room	Main	8`4" x 6`5"
Bedroom	Second	8`5" x 7`11"
Bedroom - Primary	Third	16`6" x 14`10"
Laundry	Lower	7`3" x 5`3"

Room	Level	Dimensions
Living Room	Main	12`1" x 10`10"
Bedroom	Second	14`1" x 11`10"
4pc Bathroom	Second	8`5" x 4`11"
4pc Ensuite bath	Third	8`5" x 7`5"
Mud Room	Lower	7`7" x 3`9"

Legal/Tax/Financial

Condo Fee:
\$494

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9312084**

Remarks

Pub Rmks: **This spacious 3 bedroom townhouse is located in the desirable neighbourhood of Bankview. With modern finishes and freshly painted , the property offers a stylish and comfortable living space. The kitchen features marble countertops, providing a sleek look and ample workspace for meal preparation. The open concept design allows for easy flow between the kitchen, dining area, and living room, making it ideal for entertaining guests or spending time with family. The primary bedroom is generously sized and boasts an ensuite bathroom, offering privacy and convenience. The two additional bedrooms are also spacious and can easily accommodate guests or be used as a home office or den. One of the highlights of this townhouse is its location. Situated within walking distance to shops and great restaurants, residents will have easy access to all the amenities that Bankview has to offer. Additionally, the property is conveniently located near Mount Royal elementary school, making it ideal for families with young children. Overall, this 3 bedroom townhouse with attached garage in Bankview offers modern living in a fantastic location, making it a great opportunity for buyers looking to experience the best of urban living in Calgary. Please note some furniture can stay . Also the bylaws permit Airbnb's or short term rentals.**

Inclusions: **None**
Property Listed By: **RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





