



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1424 22 Avenue #305, Calgary T2T0R5**

MLS®#: **A2148044**      Area: **Bankview**      Listing Date: **07/10/24**      List Price: **\$224,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1963**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **515**  
 Low Sqft:  
 Ttl Sqft: **515**

DOM

**68**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Kitchen Island,Open Floorplan,See Remarks,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 6" x 4' 4"	Laundry	Main	8' 1" x 5' 0"
4pc Bathroom	Main	8' 1" x 4' 11"	Eat in Kitchen	Main	8' 3" x 11' 0"
Dining Room	Main	4' 9" x 7' 4"	Living Room	Main	14' 7" x 11' 6"
Bedroom - Primary	Main	8' 1" x 12' 3"	Balcony	Main	2' 11" x 11' 0"

Legal/Tax/Financial

Condo Fee: **\$525**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0512569**

Remarks

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Pub Rmks: **Discover urban living at its finest in this cozy 1 bedroom, 1 bathroom condo nestled on the vibrant 3rd floor of Bankview Villas. Boasting a prime location near shopping and essential amenities, this residence offers convenience and comfort in equal measure. Step inside to find a thoughtfully designed open floorplan that maximizes space and functionality. The heart of the home is the charming kitchen featuring a breakfast bar island. From here, enjoy breathtaking views of downtown Calgary from the North-facing balcony, a serene spot to unwind and take in city lights. The unit includes combined storage and laundry facilities. Additionally, a designated parking stall provides hassle-free access for residents. Ideal for professionals or those seeking a contemporary urban lifestyle, this condo combines style with practicality, offering a unique opportunity to live in one of Calgary's most desirable neighborhoods. Don't miss your chance to call this exceptional property your new home.**

Inclusions: **na**  
Property Listed By: **eXp Realty**

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