



THE
A-TEAM

**RE/MAX
FIRST**

1409 22 Avenue, Calgary T2T0R6

MLS®#: **A2177898**

Area: **Bankview**

Listing Date: **11/07/24**

List Price: **\$519,900**

Status: **Active**

County: **Calgary**

Change: **None**

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

14

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

City Lot,Street Lighting

Parking Pad,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Lighting**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Closet Organizers,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room

Kitchen

Bedroom

4pc Bathroom

4pc Ensuite bath

Furnace/Utility Room

Level

Main

Second

Second

Third

Basement

Dimensions

12`11" x 15`9"

8`6" x 10`4"

8`5" x 5`0"

8`4" x 8`4"

4`1" x 4`5"

Room

Living Room

Bedroom

Bedroom - Primary

Laundry

Level

Main

Second

Third

Basement

Dimensions

12`2" x 12`2"

14`1" x 11`10"

16`5" x 19`4"

7`3" x 5`3"

Legal/Tax/Financial

Condo Fee:
\$494

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9312084**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, NOVEMBER 9TH, 1-4PM & SUNDAY, NOVEMBER 10TH, 2-4PM. Welcome to your dream inner-city residence, offering some of the most breathtaking views of downtown Calgary. Nestled in the highly sought-after neighbourhood of Bankview, this stunning 3-story townhouse combines the vibrancy of downtown living with the comfort and space ideal for a growing family. As you step into this beautifully renovated home, you'll be greeted by an expansive open-concept main floor—an entertainer's paradise where the kitchen and living areas blend seamlessly. Relax in the cozy living space and enjoy unparalleled skyline views of downtown Calgary. The second floor features two spacious bedrooms with a stylish shared 4-piece bathroom. At the back, a serene balcony provides the perfect spot for a quiet evening with your partner. The top floor is dedicated to the expansive primary suite, which boasts the same remarkable skyline views, an elegant ensuite bath, and a generous walk-in closet. This home brings together all the benefits of inner-city living with luxurious touches rarely found in properties of this kind. Don't miss this unique opportunity to own a piece of prime real estate at an exceptional price. Call today to schedule your private showing!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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







1409 22 Ave SW, Calgary, AB

Main Floor Exterior Area 429.91 sq ft



PREPARED: 2024/1/06



White regions are excluded from total floor area in GUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1409 22 Ave SW, Calgary, AB

2nd Floor Exterior Area 442.00 sq ft



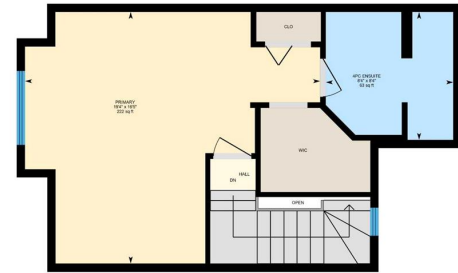
PREPARED: 2024/1/06



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1409 22 Ave SW, Calgary, AB

3rd Floor Exterior Area 445.28 sq ft



PREPARED: 2024/1/06



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1409 22 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 129.07 sq ft

Excluded Area 129.03 sq ft



PREPARED: 2024/1/06



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