



THE
A-TEAM

**RE/MAX
FIRST**

1409 22 Avenue, Calgary T2T0R6

MLS®#: **A2189241** Area: **Bankview** Listing Date: **01/23/25** List Price: **\$519,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1991**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,317**
 Low Sqft:
 Ttl Sqft: **1,317**

Access:
 Lot Feat: **City Lot,Street Lighting**
 Park Feat: **Parking Pad,Single Garage Attached**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,Lighting** 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	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`11" x 15`9"	Living Room	Main	12`2" x 12`2"
Bedroom	Second	8`6" x 10`4"	Bedroom	Second	14`1" x 11`10"
4pc Bathroom	Second	8`5" x 5`0"	Bedroom - Primary	Third	16`5" x 19`4"
4pc Ensuite bath	Third	8`4" x 8`4"	Laundry	Basement	7`3" x 5`3"
Furnace/Utility Room	Basement	4`1" x 4`5"			

Legal/Tax/Financial

Condo Fee:
\$494

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9312084**

Remarks

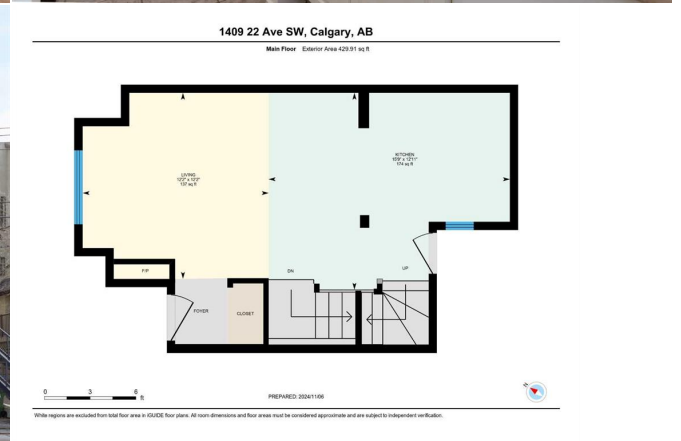
Pub Rmks: **Welcome to your dream inner-city residence, offering some of the most breathtaking views of downtown Calgary. Nestled in the highly sought-after neighbourhood of Bankview, this stunning 3-story townhouse combines the vibrancy of downtown living with the comfort and space ideal for a growing 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. The condo Fee Includes: Insurance, Maintenance of the Grounds, Professional Management, Reserve Fund Contributions, and Snow Removal! Call today to schedule your private viewing!**

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

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







While regions are excluded from total floor area in GUIDE 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



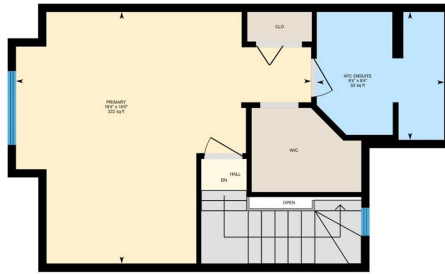
PREPARED: 2024/1/06



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1409 22 Ave SW, Calgary, AB

3rd Floor Exterior Area 445.20 sq ft
Excluded Area 2.73 sq ft



PREPARED: 2024/1/06



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Basement (Below Grade) Exterior Area 129.01 sq ft
Excluded Area 325.03 sq ft



PREPARED: 2024/1/06



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