

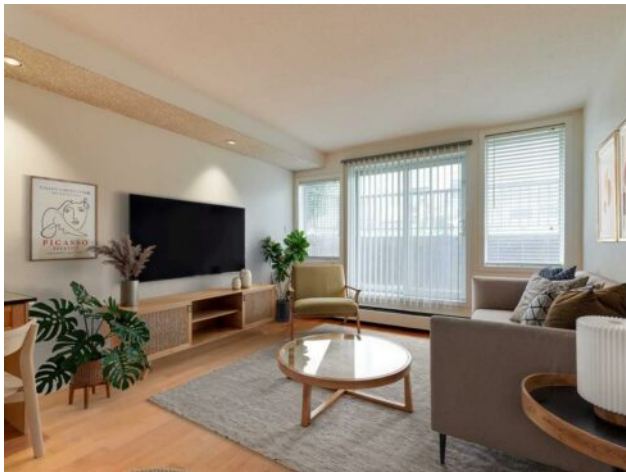


GRASSROOTS
REALTY GROUP

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104, 1424 22 Avenue SW
Calgary, Alberta

MLS # A2244629



\$197,500

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	1963 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: none

Live in the heart of the SW, steps from Calgary's iconic 17th Ave & "Red Mile," in this modern freshly painted and professionally cleaned pet-friendly one-bedroom with effortless city access. Perfectly positioned below grade for a quiet, tucked-away feel, yet walkable to your favourite local coffee spots, transit, and all the energy of inner-city living. Inside, you'll find an open, light-filled space with hardwood floors, big windows, and a sliding patio door leading to your own private deck with a wall surround—ideal for morning coffee or late-night hangs. The custom kitchen is a showstopper with granite counters, a centre island, full appliance package, and tons of prep space. A separate laundry area with extra storage keeps life organized, while the sleek 4-piece bath delivers spa-like vibes. Your new home includes in-suite laundry, one assigned parking stall, and a building that welcomes your four-legged friends, the pet application is in the photos for your review. Whether you're hopping on transit, strolling to 14th Street's hilltop views, or soaking up the scene on 17th Ave, this location is all about convenience and lifestyle. Move-in ready and ready for you to make it yours.