



307, 1807 22 Avenue SW  
Calgary, Alberta

MLS # A2291449



**\$349,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Sloped Down		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 800
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Frame	<b>Zoning:</b>	M-CGd111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Natural Woodwork, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** n/a

Rare loft-style two-storey condo with incredible downtown skyline views in Knob Hill Estates. Located in the heart of Bankview, just two blocks from 17th Ave SW, this bright and unique home offers a true inner-city lifestyle. The main level features brand new engineered hardwood flooring, tall slanted ceilings, and a bright open layout. The fully renovated kitchen includes stainless steel Samsung appliances and opens to the spacious living and dining area and access to a private balcony with city views. Two bedrooms and a beautifully renovated bathroom with Italian marble complete the main floor. A dramatic spiral staircase leads to the upper loft, with a wood-burning fireplace—perfect as a family room, office, or studio—with access to a second balcony overlooking downtown. Includes 2 underground heated parking stalls, storage, in-suite laundry, and a pet-friendly building. Minutes to downtown, Marda Loop, parks, and transit.