



101, 1807 22 Avenue SW
Calgary, Alberta

MLS # A2139425



\$324,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	750 sq.ft.	Age:	1978 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Ceramic Tile, Hardwood
Roof:	Clay Tile
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 516
LLD:	-
Zoning:	M-CG d111
Utilities:	-

Inclusions: N/A

Are you someone who loves downtown Calgary but also wants to be nestled away into a vibrant and peaceful neighbourhood? Well this luxurious 1 bedroom condo right in the heart of Bankview is perfect for you! No details were spared in the creation of this gorgeous home. The moment you walk in you'll be ready to pack your bags, from the details of the hardwood throughout, the well planned and tastefully designed floor to ceiling built in storage, and the designer kitchen you will be in heaven! The bedroom is huge and comfortably fits your king sized bed so you will never need to compromise on the comfort of your sleep, and it is complete with a large walk-in closet that has a sophisticated dark espresso wood built in organizing system. Directly onto the master bedroom is a 6pc bathroom with a double vanity, cobblestone flooring, large soaker tub and separate walk-in shower. A cleverly designed pocket toilet with an additional sink and dividing door gives you added comfort and privacy for when you have guests over and is easily accessible via the main hallway. Now to the main living space, this kitchen is a complete stunner - bright white and sun filled with upgraded appliances, a large kitchen island, beautiful stone countertops, an undermount sink, and built-in wine cabinet! The room is absolutely glowing! With this open floor concept it makes for easy entertaining with a nicely sized balcony and the living area has a huge feature wall with custom finishing and a wood burning fireplace for you to enjoy all year round! Bankview is one of the most adored neighbourhood share in Calgary, offering its residents easy access to 17th Ave and plenty of parks to enjoy this summer and tons of additional amenities like shopping, trendy restaurants, and easy public transit access. Homes like this do not last long so be sure to book your showing today and be ready to fall in

love!