



**GRASSROOTS**  
REALTY GROUP

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**1413 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2211600**



**\$489,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** NA

Welcome to your dream inner-city residence in the highly sought-after neighbourhood of Bankview, where elegant minimalist design meets vibrant urban living. This stunning 3-storey townhouse offers some of the most breathtaking views of downtown Calgary and blends sophisticated style with generous space. From the moment you enter, you'll be struck by the refined simplicity of the interior—clean lines, a calming neutral palette, and an abundance of natural light that enhances the airy, modern aesthetic. The expansive open-concept main floor is perfect for entertaining, featuring newly refinished hardwood floors, a sleek fireplace, and a contemporary kitchen with white lacquer cabinetry, integrated appliances, and a striking quartz waterfall island. The second floor offers two spacious bedrooms, both complemented by beautifully updated bathrooms—an elegant family bath and a serene four-piece en-suite. The third level is a bright and versatile loft space with two balconies and sweeping skyline views, currently staged as a bonus room but easily converted into a stunning bedroom. Additional highlights include a fully developed lower level with a large laundry area, storage room, and direct access to the oversized single garage, offering both convenience and extra utility space. This unit features a total of three balconies, in-suite laundry, and south-facing windows and decks, currently being updated with the special assessment fully paid. Perfectly located just steps from 17th Avenue and Marda Loop, this home offers the best of inner-city living with refined, minimalist luxury. Don't miss your opportunity to own this one-of-a-kind home—schedule your private viewing today.