

# \$279,000 - 401, 1424 22 Avenue Sw, Calgary

MLS® #A2229836

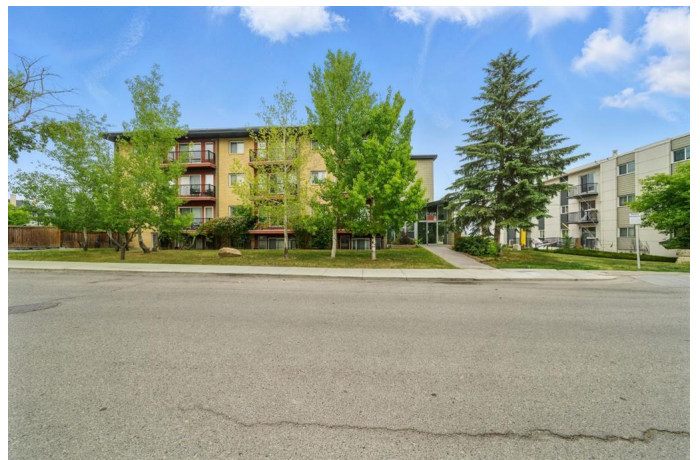
**\$279,000**

2 Bedroom, 1.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Modern Corner Unit with Downtown Views!  
Welcome to your urban oasis in the heart of Bankview, where contemporary comfort meets unbeatable views! This freshly painted top-floor, corner unit condo is a showstopper, boasting sweeping panoramic vistas of Downtown Calgary that will never get old, whether you're sipping your morning coffee on your balcony or toasting the evening with beverages in hand. Step inside to discover a sleek, open-concept living space that's as functional as it is fashionable. The brand-new kitchen appliances, freshly repainted cabinets, and a kitchen island with ample cabinetry are perfect for whipping up your next culinary creation and entertaining guests. The modern vibe continues with pot lights throughout, vinyl plank flooring, and a heated bathroom floor that will make getting up on winter mornings that much easier. With 2 spacious bedrooms and 1 beautifully updated bathroom, this condo is ideal for professionals, couples, or small families looking to make the most of inner-city living and yes your small furry friends can join you here too. Plus, you'll love the convenience of your outdoor covered parking stall. No more brushing snow off the windshield! Location, Location... Bankview! Tucked into one of Calgary's most eclectic and vibrant communities, Bankview blends charm with convenience. Just minutes to 17th Ave's shopping, dining, and nightlife, yet steps away from peaceful parks, off-leash areas, and pathways. This neighborhood offers a perfect



balance of energy and serenity, whether you're grabbing brunch, biking to work, or enjoying a lazy Sunday in the nearby greenspaces. Ready to elevate your lifestyle? This gem in Bankview is not just a condo, it's a vibe. Come see it for yourself before someone else makes it theirs!

Built in 1963

**Essential Information**

MLS® #	A2229836
Price	\$279,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	770
Acres	0.00
Year Built	1963
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	401, 1424 22 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0R5

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Alley Access, Covered, Off Street, Stall

**Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room, Blower Fan
# of Stories	4

## Exterior

Exterior Features	Lighting
Roof	Tar/Gravel, Flat
Construction	Brick, Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	M-C2

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.