

# \$229,900 - 101, 1424 22 Avenue Sw, Calgary

MLS® #A2244815

**\$229,900**

2 Bedroom, 1.00 Bathroom, 728 sqft  
Residential on 0.00 Acres

Bankview, Calgary, Alberta

This 2-BED, 1-BATH condo offers the perfect blend of functionality, location, and character—all tucked into a walkable, well-connected corner of Calgary's inner city. With 728 SqFt, an OPEN-CONCEPT layout, and GRANITE COUNTERTOPS throughout, the space feels bigger than expected and is designed for modern living. The kitchen is practical and stylish, featuring FULL-HEIGHT CABINETRY, plenty of prep space on the GRANITE COUNTERS, and even a BUILT-IN DESK NOOK just off to the side—ideal for working from home or managing day-to-day tasks. The open layout flows naturally into the living area, making it easy to host or relax in comfort. With IN-UNIT LAUNDRY and an ASSIGNED PARKING STALL, this unit checks all the boxes for convenience. Located just a few BLOCKS FROM 17TH AVENUE, you're surrounded by some of Calgary's™ best restaurants, cafes, and shops. YYC PASTA BAR, DEVILLE COFFEE, MAVEN, GOOD EARTH, TASTE OF YEMEN, and MIK COFFEE are all a short walk away, making it easy to grab a bite, meet friends, or discover a new local favourite. With SAVE-ON-FOODS, SAFEWAY, and CO-OP nearby, grocery runs are quick and simple. And if you love the outdoors, BUCKMASTER PARK is just down the street, with RIVER PARK only a 5-minute drive away. TRANSIT ACCESS is close and reliable, giving you quick access to the downtown core without needing a car. Whether you're commuting, running errands,



or enjoying a night out, the location works for your lifestyle. This is the kind of home that makes life easier. COOK WITH SPACE, WALK TO EVERYTHING, and enjoy a community that has everything within reach. This unit is located below grade level. Book your showing today!

Built in 1963

### Essential Information

MLS® #	A2244815
Price	\$229,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	728
Acres	0.00
Year Built	1963
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 1424 22 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0R5

### Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Built-in Features, Granite Counters
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Construction	Brick, Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	49
Zoning	M-C2

### **Listing Details**

Listing Office	Real Broker
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