

# \$569,000 - 1506 22 Avenue Sw, Calgary

MLS® #A2205883

**\$569,000**

2 Bedroom, 3.00 Bathroom, 1,236 sqft  
Residential on 0.00 Acres

Bankview, Calgary, Alberta

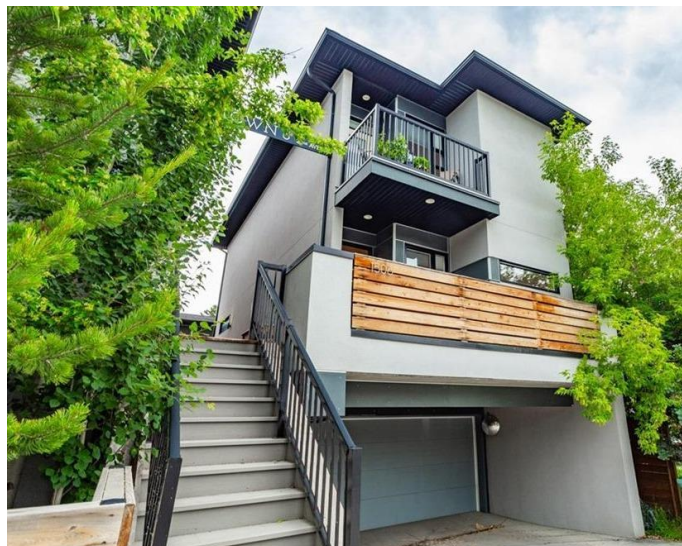
**ELEGANT | DISTINGUISHED | TRENDY |**

Inner-city living at its finest in this unique 2-story STAND ALONE townhouse in Bankview with over 1,230 sq ft of developed living space. Upon entry you are greeted by a smart open concept floor plan and tasteful finishing as a result of a 40k+ reno in 2018. The stunning main floor consists of a kitchen, living room, powder room and a spacious patio area with gas BBQ hook-up. Upstairs is complete with 2 bedrooms, separated by a 4pc bathroom and en-suite laundry. The master bedroom has a south facing balcony and a spa-like en-suite bathroom with a rain shower with body sprays. Other features include: Hardwood floors, high end carpet, quartzite counters, marble back-splash, high end fixtures, gas fireplace, hunter Douglas blinds, Meile dishwasher, beverage cooler, air-conditioning, and private underground parking still/single garage. Perfect opportunity to upgrade your lifestyle!

Built in 2012

## Essential Information

MLS® #	A2205883
Price	\$569,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,236
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1506 22 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0R5

### **Amenities**

Amenities	Secured Parking
Parking Spaces	1
Parking	See Remarks, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 6

Zoning M-CG d111

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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