



# 1409 22 Avenue Calgary Alberta

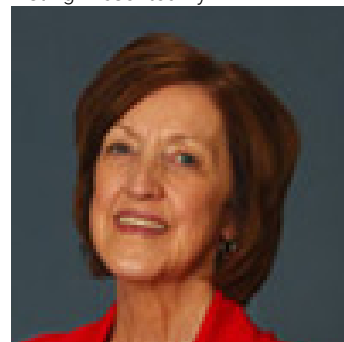
\$509,900

Nestled in the coveted Bankview neighborhood, this expansive three-bedroom townhouse epitomizes modern living. Boasting contemporary finishes and a fresh coat of paint, the residence exudes style and comfort. The kitchen, adorned with marble countertops, offers a sleek aesthetic and generous workspace for culinary endeavors. Its open-concept layout ensures seamless interaction between the kitchen, dining area, and living room, perfect for hosting gatherings or enjoying family time. The primary bedroom, notably spacious, features an ensuite bathroom for added privacy and convenience. The two other bedrooms are equally roomy, suitable for guests, a home office, or a cozy den. A standout feature of this townhouse is its prime location. Residents will enjoy the convenience of being within walking distance to local shops and excellent dining options, as well as proximity to Mount Royal Elementary School, making it ideal for families with young children. Some furniture is optional, and the bylaws allow for Airbnb or short-term rentals. (id:6769)

Bedroom 8.42 Ft x 7.92 Ft  
Bedroom 14.08 Ft x 11.83 Ft  
4pc Bathroom Measurements not available  
Primary Bedroom 16.50 Ft x 14.83 Ft  
4pc Bathroom Measurements not available

Other 7.58 Ft x 3.75 Ft  
Kitchen 13.92 Ft x 8.33 Ft  
Dining room 8.33 Ft x 6.42 Ft  
Living room 12.08 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:  
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