



## 1409 22 Avenue Calgary Alberta

\$495,000

OPEN HOUSE Saturday Oct 5th - 1 -3pm 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 2.57 M x 2.41 M

Bedroom 4.29 M x 3.61 M

4pc Bathroom Measurements not available

Primary Bedroom 5.03 M x 4.52 M

4pc Bathroom Measurements not available

Other 2.31 M x 1.14 M

Kitchen 4.24 M x 2.54 M

Dining room 2.54 M x 1.96 M

Living room 3.68 M x 3.30 M

Listing Presented By:



Originally Listed by:  
RE/MAX First



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