

**307, 1807 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2291449**



**\$349,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bankview                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 1,028 sq.ft.                       | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Parkade   |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Landscaped, Sloped Down            |               |                   |

|                    |                                                                  |                   |          |
|--------------------|------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                                        | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Hardwood, Tile                                                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                | <b>Condo Fee:</b> | \$ 800   |
| <b>Basement:</b>   | -                                                                | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Metal Frame                                     | <b>Zoning:</b>    | M-CGd111 |
| <b>Foundation:</b> | -                                                                | <b>Utilities:</b> | -        |
| <b>Features:</b>   | High Ceilings, Natural Woodwork, See Remarks, Vaulted Ceiling(s) |                   |          |

**Inclusions:** n/a

Rare loft-style two-storey condo with incredible downtown skyline views in Knob Hill Estates. Located in the heart of Bankview, just two blocks from 17th Ave SW, this bright and unique home offers a true inner-city lifestyle. The main level features brand new engineered hardwood flooring, tall slanted ceilings, and a bright open layout. The fully renovated kitchen includes stainless steel Samsung appliances and opens to the spacious living and dining area and access to a private balcony with city views. Two bedrooms and a beautifully renovated bathroom with Italian marble complete the main floor. A dramatic spiral staircase leads to the upper loft, with a wood-burning fireplace—perfect as a family room, office, or studio—with access to a second balcony overlooking downtown. Includes 2 underground heated parking stalls, storage, in-suite laundry, and a pet-friendly building. Minutes to downtown, Marda Loop, parks, and transit.