

**103, 1424 22 Avenue SW
Calgary, Alberta**

MLS # A2350354



\$184,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	487 sq.ft.	Age:	1963 (63 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 433
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: TV mount, mirrors, storage room shelving, bedroom curtains. Sold furnished: leather couch, coffee table, 2 bookcases, LG TV, queen bed, dresser, bedside storage unit, Toshiba wall-mounted TV, desk chair, floor lamp, area carpet, wall decor, plus all kitchenware, housewares, bedding and cleaning/laundry supplies per seller's inventory.

Turnkey and fully furnished in Bankview. Bring a suitcase and move straight in: the leather sofa, queen bed, dresser, both TVs, kitchenware, linens and more all stay with the unit, making this an easy fit for a first-time buyer or an investor looking for a ready-to-rent suite. Offering 487 sq ft (RMS), the layout includes a combined living and dining area, a kitchen with an eating space, a bedroom with generous closet space, a 4-piece bathroom and a separate in-suite laundry room with storage. Heat and water are covered by the condo fee, and you get your own assigned, covered parking stall. Daily errands, coffee shops and the restaurants of 17th Avenue SW are a short walk away, with Marda Loop, Mount Royal University and downtown all minutes by car or transit. Vacant possession available November 1, 2026.