



\$ 344,800.00

## 307 1807 22 AVENUE SW CALGARY

<https://paulbrinton.com>

Beautiful loft style 2-storey unit with 2 balconies and unobstructed city views in show home condition. Located in Knob Hill and the Richmond area. Very bright and open plan with lots of windows. Recently updated throughout. Concrete building, newer flooring throughout, recently painted throughout. Updated kitchen with stainless steel appliances...

- 2 beds
- 1 bath
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Low-Rise(1-4)

**MLS ® #:** A1150048

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1978

**Parking:** Underground

**Post Updated:** 2021-11-22 21:44:17

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 10/02/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Ceramic Tile,Laminate

**Fireplace Features:** Wood Burning

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** Refrigerator, Dishwasher, Washer, Dryer, Built-in Microwave, Stove, All Window coverings

**Lot Features:** Landscaped,Sloped Down

**Heating Type:** Baseboard,Hot Water,Natural Gas

**Fireplace:** 1

**Association Amenities:** None

**Community Features:** Golf,Park,Schools Nearby,Playground,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s)

**Roof Type:** Metal

## PROPERTY INFORMATION

**Basement:** None

**Levels:** Multi Level Unit



**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 307

**Suite:** No

**Appliances:**

Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer

**Subdivision Name:** Bankview

**Restrictions:** Pet Restrictions or Board approval Required

**Zoning:** M-CG d111

**List Price Square Foot:** \$  
461.56

**Photo Count:** 29

**Unit Exposure:** E,N

**Construction Materials:**  
Brick,Concrete

**Foundation:** Poured Concrete

**Living Area SF:** 747.03

**Structure Type:** Low Rise (2-4  
stories)

