



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

206, 333 22 Avenue SW
Calgary, Alberta

MLS # A2222729



\$395,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to your dream corner unit in the heart of trendy, walkable Mission—where boutique living meets modern convenience. Built with concrete (hello, peace and quiet), this building offers superior sound insulation and a true sense of community you won't find in mega high-rises. With very low condo fees, you can enjoy more lifestyle and less overhead. Inside, this sun-filled, air conditioned, 2 bed, 2 full bath unit is perfectly laid out with bedrooms on opposite sides—ideal for roommates, guests, or your WFH lifestyle. The open-concept great room is spacious, flexible, and full of light thanks to its south and west exposure. Hosting? Lounging? Zoom meetings? This space handles it all. The kitchen is made for real life (and real cooking!) with granite counters, stainless steel appliances, a full walk-in pantry, and a breakfast bar that doubles as your go-to spot for coffee or cocktails. The primary suite adds bonus points with a large walk-in closet and private ensuite. Add in in-suite laundry, a private SW-facing balcony with BBQ, titled parking, separate storage, and loads of visitor parking—and you're set. Oh, and don't forget the rooftop patio—an exclusive perk with 360° city views and front-row seats for Stampede and holiday fireworks. Did I mention the building is pet friendly, so bring your furry companion! Live steps from 4th Street's best spots—Mercado, Purple Perk, Phil & Sebastian—and just a short stroll to the LRT, Bow River pathways, Lindsay Park, and the Stampede Grounds. This is urban living done right. Move-in ready, stylish, and smart—just like you.