



**GRASSROOTS**  
REALTY GROUP

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

301, 317 22 Avenue SW  
Calgary, Alberta

MLS # A2235945



**\$460,000**

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	750 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters		

Inclusions: FURNISHED

This is the ONE you've been waiting for and units rarely come up for sale in this fabulous building. Perfect for INVESTORS - currently executive tenant occupied, completely furnished, low condo fees (incl. heat/ water) and well managed condo assn. Located in the HIGHLY-DESIRABLE, gem community of Mission in the heart of downtown Calgary. This gorgeous 2 bed/ 1.5 bath, cozy chic condo is everything you want. Features: secure, heated u/g parking stall, visitor parking, storage and bike locker. There is wall A/C unit and heated floors throughout. Convenient stacked, in-suite washer/ dryer with high-end finishings and hardwood & tile flooring. QUARTZ counters, waterfall kitchen island and s/s appliances. Primary bedroom has LARGE windows, with a lovely view of the Calgary Tower and other stunning city views, blackout curtains. 4-piece ENSUITE (sensor under mount lighting and heated tile floors). Second bedroom could be used as an OFFICE or any other type of flex room needed. Off the kitchen, is a modern half bath. You will love the beautiful tree-lined street and additional street parking. Unwind and enjoy the beautiful city views on your PRIVATE / COVERED rare, wrap-around patio (complete with lovely patio set, string lights and gas hook). Walking distance to some of the BEST restaurants and lounges in Calgary. Located near lower mount royal, 17th Ave, 4th street, close distance to C-train, MNP centre, Safeway and the Elbow River & numerous pathways. This is the perfect condo for professionals and those who enjoy a fabulous inner city, walkable lifestyle! Inquire today.