



**GRASSROOTS**  
REALTY GROUP

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414, 515 22 Avenue SW  
Calgary, Alberta

MLS # A2237897



**\$375,000**

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	688 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Sofa in living room

Welcome to this pristine top-floor two-bedroom condo offering unobstructed views of the downtown skyline in the highly sought-after community of Mission/Cliff Bungalow. Showcasing clean, modern finishes throughout, this home features rich dark-toned cabinetry, gleaming porcelain tile floors, and an open-concept layout designed for both comfort and style. The bright living room opens onto a spacious balcony, perfect for relaxing while enjoying panoramic city views. The kitchen is a contemporary showpiece with granite countertops, a glass tile backsplash, and a full stainless steel appliance package. The elegant four-piece main bathroom includes a granite countertop, vessel sink, and timeless subway tile surround. Both bedrooms are generously sized, each with large windows and ample closets, and the primary bedroom boasts its own breathtaking downtown view. Additional highlights include in-suite laundry with a stacked washer and dryer, a large pantry off the kitchen, and an assigned parking stall. Set among mature trees in one of Calgary's most vibrant inner-city neighbourhoods, this home is just steps from the Elbow River pathways, transit, the downtown core, and some of the city's finest restaurants and cafes along 4th Street. Whether you're seeking your first home or a stylish urban retreat, this condo offers the perfect blend of convenience, comfort, and cosmopolitan living. Quick possession available so you enjoy the remaining days of summer in Mission!