

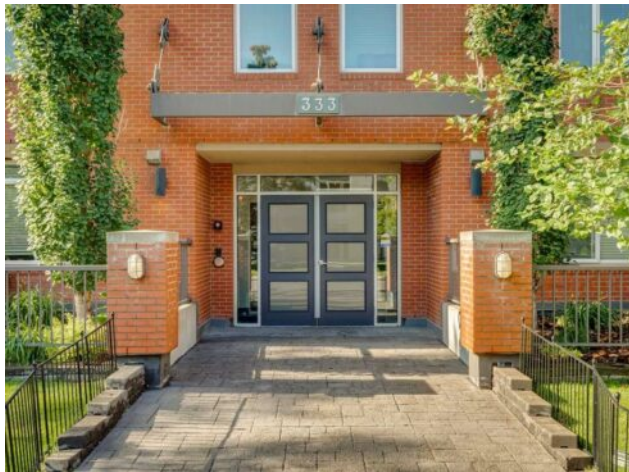


GRASSROOTS
REALTY GROUP

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406, 333 22 Avenue SW
Calgary, Alberta

MLS # A2239466



\$427,500

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island		

Inclusions: N/A

Experience inner-city luxury living in the heart of Mission—one of Calgary’s most vibrant and sought-after communities. This beautifully appointed 2-bedroom, 2-bathroom condo offers an exceptional blend of style, comfort, and convenience. Step inside to find rich hardwood floors, elegant glass tile backsplash, and sleek stainless-steel appliances that complement the modern kitchen. Both bathrooms feature deep soaker tubs, perfect for relaxing after a long day. The open-concept layout flows seamlessly to a spacious balcony with captivating city views—ideal for morning coffee or evening unwinding. Additional highlights include in-suite laundry, titled underground parking, and secure storage. Residents also have access to a stunning rooftop patio where you can take in the fireworks or enjoy Calgary’s dazzling skyline. Just steps away from 4th Street’s lively mix of gourmet restaurants, artisan coffee shops, boutique shopping, exercise facilities and scenic bike paths, this home places you in the centre of it all. With quick access to downtown, transit, and major routes, you’ll enjoy the perfect blend of urban excitement and everyday ease.