



GRASSROOTS
REALTY GROUP

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17, 316 22 Avenue SW
Calgary, Alberta

MLS # A2263311



\$184,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	547 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	French Door, Laminate Counters, Track Lighting, Vinyl Windows		

Inclusions: N/A

TOP FLOOR CORNER UNIT perfectly placed along a picturesque, tree-lined avenue, this sleek and stylish condo blends modern functionality with undeniable urban charm. Step inside and fall in love with the open-concept, Manhattan-style design — perfect for entertaining or unwinding after a busy day. The kitchen features a convenient breakfast counter, while large windows bathe the space in natural light. Enjoy vinyl plank flooring throughout. The classic French doors add character and provide privacy for the bedroom. A full bathroom and European-style laundry complete the home's smart layout. The building offers bike storage and a unique lottery system for a parking stall. Whether you're a first-time buyer, professional, or investor — this is city living at its best, where convenience meets character in the heart of Calgary's most vibrant community.