



GRASSROOTS
REALTY GROUP

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403, 525 22 Avenue SW
Calgary, Alberta

MLS # A2267475



\$242,500

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: Kitchen Island, Applicable Keys

Perfect for first-time buyers or investors, this deeply cared-for TOP FLOOR CORNER unit offers central living on a quiet tree lined street in Mission Cliff Bungalow. This 574 Square foot unit features large, south-facing windows that open onto a private patio, plus desired amenities like in-suite laundry, hardwood floors, ample in-suite storage, a modern open kitchen, and dedicated parking. The location provides an ideal blend of inner-city cafes, walkability to stores, and scenic pathways. Enjoy being moments away from Calgary's best restaurants and inner-city parks, including the Elbow River walking and biking trails, Mission Community Association, Evamy Ridge, and Earl Grey Park. Plus, it's only a ten-minute walk to MNP Community & Sport Centre, connecting you easily to the LRT system, Stampede Grounds, and the new Culture and Entertainment District. Or adventure through 17th Ave and The Beltline, partake in even more what makes Calgary a thriving community from live music in Tomkins Park, to quiet moments at the Central memorial Park Library, or walking the gardens of the Lougheed House. This unit is a must view for anyone dreaming of living in the heart and soul of the city.