



GRASSROOTS
REALTY GROUP

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401, 525 22 Avenue SW
Calgary, Alberta

MLS # A2271673



\$255,900

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	City Lot		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Granite Counters, Low Flow Plumbing Fixtures, Soaking Tub

Water: -

Sewer: -

Condo Fee: \$ 517

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

Welcome to this bright and inviting top-floor corner unit in the heart of Cliff Bungalow with downtown views! An ideal opportunity for first-time buyers, downsizers, or anyone looking to enjoy one of Calgary's most walkable neighbourhoods. Thoughtfully updated, this 1 bedroom, 1 bathroom condo combines modern comforts with a warm aesthetic. Inside, you'll find hardwood flooring, neutral tones, and an open layout that makes the space feel airy and functional. The kitchen features granite counters, stainless steel appliances, and plenty of prep space, while the adjacent dining and living areas offer flexibility for both everyday living and entertaining. Convenient in-suite laundry hides seamlessly as a pantry in the main area. As a top-floor corner unit, natural light pours in throughout the day, creating a cheerful atmosphere year-round. The quiet low-rise building adds to the sense of privacy and community. Location is the true standout—just steps from the vibrant amenities of Mission and Cliff Bungalow. Enjoy some of Calgary's best cafés, restaurants, and boutique shops right outside your door. The Elbow River pathways, 4th Street, and 17th Avenue are moments away, and you're within walking distance to the Stampede Grounds and the downtown core, making commuting and city events effortless. Book your private showing today!