



GRASSROOTS
REALTY GROUP

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102, 526 22 Avenue SW
Calgary, Alberta

MLS # A2281563



\$220,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	497 sq.ft.	Age:	1966 (60 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Track Lighting		
Inclusions:	None		

Fabulous location in the heart of Cliff Bungalow. You are literally steps away from all the action along 4th Street and The Red Mile with a great selection of restaurants and shops. this single level unit has all you need to make it your home. Quick access to downtown; close proximity to bike paths and walkways along the Elbow River and minutes away from Stampede Park home of the Flames. A great open floor plan with a living room and dining area combination, a wonderful kitchen layout with in unit washer/dryer neatly tucked away in the cabinet, and a wonderful patio space just off the living room. This unit features hardwood flooring in the main living space. Don't miss out on this one; call for your private viewing today.