

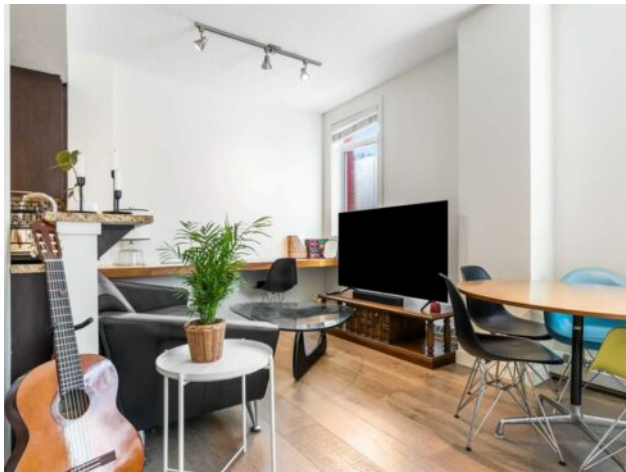


GRASSROOTS
REALTY GROUP

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106, 333 22 Avenue SW
Calgary, Alberta

MLS # A2285295



\$289,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	603 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Discover the perfect blend of style, convenience, and investment potential in this chic condo located in the heart of Mission—a rare find in a concrete 6-storey building! Whether you're a first-time buyer looking for your dream home or an investor seeking a prime rental opportunity, this unit offers exceptional value in one of Calgary's most vibrant communities. Step into a bright and spacious living area featuring hardwood floors and large south-facing windows that fill the space with natural light. The stylish kitchen is a chef's delight, with granite countertops, a sleek tile backsplash, matching stainless steel appliances, and a convenient breakfast bar—ideal for casual dining or entertaining friends. The open-concept living and dining areas provide plenty of space for relaxing or hosting, and you'll love stepping out onto the patio, perfect for outdoor gatherings or unwinding after a long day. The bedroom offers a generous full-width closet and direct access to a modern en-suite, complete with granite counters & a tiled shower. With in-suite laundry, a titled parking stall in the heated parkade, a storage locker, and access to a stunning rooftop patio with city views, this condo has everything you need for comfortable urban living. Plus, the building is meticulously maintained with exceptional management, ensuring your investment is well-protected. Located in the sought-after Mission neighborhood, you'll be within walking distance of trendy restaurants, cozy cafes, parks, and transit, with easy access to major routes—making it a fantastic location for both living and renting. Don't miss out on this incredible opportunity to own in one of Calgary's best communities—whether you're starting your homeownership journey or expanding your investment portfolio, this condo is a smart choice!

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