



309, 324 22 Avenue SW  
Calgary, Alberta

MLS # A2295591



**\$225,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 590 sq.ft.                         | <b>Age:</b>   | 1966 (60 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate           | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 550          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete                          | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Storage |                   |                 |

**Inclusions:** n/a

Welcome to this bright and sunny third-floor unit in a quiet 16-unit concrete building, perfectly positioned in the heart of Mission. Step inside to a spacious private foyer that opens into a warm and inviting living space filled with southwest natural light and peaceful tree-lined views. The modern kitchen features rich dark cabinetry with stainless steel accents, generous counter space, a stylish breakfast bar and a convenient window for added light and airflow. The comfortable living room is ideal for relaxing or entertaining and opens through French doors to a sunny private balcony, the perfect place to enjoy morning coffee or unwind after a walk through the neighbourhood. The spacious bedroom easily accommodates a king-size bed and offers great closet space. A well-appointed four-piece bathroom includes a vessel sink and soaker tub, while in-suite stacked laundry is conveniently tucked away in the hallway. This move-in ready home also includes an easily accessible rear parking stall. Step outside and enjoy one of Calgary's most sought-after inner-city lifestyles. Located just moments from the vibrant restaurants, cafés, boutiques and fitness studios of 4th Street, with easy access to the Elbow River pathways, 17th Avenue, the Stampede Grounds and downtown. Whether you are meeting friends for dinner, grabbing coffee, walking to work or biking along the river, this unbeatable Mission location truly has it all. Pets allowed with board approval.