



401, 525 22 Avenue SW  
Calgary, Alberta

MLS # A2299461



**\$225,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 517
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Low Flow Plumbing Fixtures, Soaking Tub		

**Inclusions:** N/A

Top-floor condo in the heart of Cliff Bungalow. This stylish one-bedroom, one-bathroom residence features beautiful hardwood floors, a modern, sleek design, and convenient in-suite laundry. Enjoy the privacy and light from a coveted top-floor layout, plus one assigned parking stall. Walk to trendy shops, restaurants, and vibrant entertainment options just steps away. A Schedule "A" must accompany all offers to purchase.