



5, 321 22 Avenue SW
Calgary, Alberta

MLS # A2130902



\$375,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,111 sq.ft.	Age:	1941 (83 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Carport, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 769
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to Aquadale, a beautifully preserved historic building in the heart of the trendy Mission neighborhood. Built in 1941 and fully renovated in 2010, this condominium seamlessly combines timeless character with modern amenities. This single-level, partially below-grade home, with stair free access to the outside, stays pleasantly cool and comfortable all summer, features three spacious bedrooms and two full bathrooms. The main living areas and primary suite showcase elegant hardwood flooring, while the additional bedrooms are fitted with plush carpeting for added comfort. Both bathrooms are finished with sleek tile. As you enter, you are greeted by a large entryway that includes a versatile nook, perfect for use as an office or extra storage space. The kitchen boasts stone countertops, stainless steel appliances, and ample cupboard space. The expansive living and dining area, centered around a cozy three-way fireplace, is ideal for relaxation and entertaining. The massive primary suite offers a luxurious retreat with a four-piece ensuite bathroom. Two additional bedrooms provide ample space, complemented by another well-appointed four-piece bathroom. The east-facing windows are tinted, ensuring daytime privacy without compromising natural light. In-suite laundry adds to the convenience of this home. The natural gas furnace makes it cost-effective to heat during the winter. Parking is easy with options that include covered parking and additional street parking. Assigned storage locker. The community of Mission is known for its proximity to the Elbow River walking and biking pathways, as well as the vibrant shops and restaurants along 4th Street and 17th Avenue. Residents enjoy the convenience of walking distance to the Calgary Saddledome, MNP Community & Sports Centre, and an easy commute to downtown. Public transit is also close

by. As one of Calgary's oldest and most historic areas, Mission has evolved into a trendy district, offering a dynamic blend of shopping, dining, and nightlife. Whether you're looking for a perfect place to live or a valuable investment, this property offers a great living experience in one of Calgary's most desirable neighborhoods.