



GRASSROOTS
REALTY GROUP

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304, 525 22 Avenue SW
Calgary, Alberta

MLS # A2140439



\$254,900

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	578 sq.ft.	Age:	1965 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: All furniture

| ALL FURNITURES INCLUDED | One-bedroom condo in the highly desirable Cliff Bungalow community. This smoke-free, pet-free, third-floor unit faces south and is ideally located off 4th Street on 22nd Avenue. This condo features hardwood floors, granite countertops, and stainless steel appliances. The open-concept living room includes sliding glass doors leading to a sunny south-facing balcony, perfect for a BBQ and seating. The kitchen is equipped with stainless steel appliances, including a dishwasher, fridge, range/oven, and washer/dryer, along with ample cabinet space. The bathroom boasts granite countertops, flooring, and shower walls, extra cabinet space, and a soaker tub/shower combo. The large master bedroom has double closets and a bright south-facing window. The well-maintained brick and concrete building is centrally located in Cliff Bungalow, within walking distance to the restaurants and shops of 4th Street and 17th Avenue, river pathways, the MNP Center, transit, and downtown. Assigned parking stall included.