



309, 317 22 Avenue SW
Calgary, Alberta

MLS # A2144788



\$359,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	655 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Wired for Data		

Inclusions: All Light Fixtures

Welcome to this luxuriously sophisticated condo in the heart of Mission, where urban elegance meets natural beauty. This stunning residence is south facing, offers breathtaking Elbow River pathways, and the ultimate in captivating high-end finishes throughout. Offering roughed in AC, underground titled parking, storage and bike storage, making your next home a special one. As you step inside, your inner designer will swoon over the meticulously crafted details, including gorgeous quartz countertops in the kitchen, which provide both functionality and aesthetic appeal. The wide plank laminate flooring throughout the living spaces adds a touch of modernity and warmth, drenched in sunlight through the south facing windows, , create an expansive and airy ambiance. The abundant natural light floods the unit, flowing through the spaces and highlighting the functional spaciousness. This vibrant light breathes life into every corner, making it feel both inviting and invigorating—a rare find in your typical condo. Imagine finishing off each day with a peaceful stroll along the scenic Elbow River, allowing the serene sounds of nature to wash over you. As the day transitions to night, head back to your cozy patio oasis. Here, you can sip a glass of fine wine while watching the city skyline light up, transforming the urban landscape into a mesmerizing display of lights. When it’s time to retire for the night, retreat to your primary bedroom, a sanctuary of tranquility and comfort. The enchanting beauty of the city lights in the distance will gently lull you into sweet dreams, offering a sense of peace and luxury that is unparalleled. This third floor condo in Mission is not just a place to live—it’s a lifestyle, where luxury comes in all shapes and sizes, crafted especially for you. From the sophisticated finishes to the captivating lifestyle and the serene natural surroundings,

every aspect of this residence has been designed to offer an unparalleled living experience. Welcome home to a place where elegance and comfort coexist harmoniously, creating a perfect sanctuary for your urban lifestyle.