



GRASSROOTS
REALTY GROUP

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4, 310 22 Avenue SW
Calgary, Alberta

MLS # A2192596



\$240,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	751 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Exceptional Value for this Inner City 2 bedroom Condo. This location is unbeatable! Just a short block from 4th Street, nestled on a peaceful, tree-lined street in the historic and highly sought-after community of Mission. This well-managed and well-maintained concrete building features impeccably clean common areas and low condo fees that cover heat, water, and sewer. Enjoy a fabulous open concept layout with two spacious bedrooms located on opposite ends of the unit, ensuring great privacy for roommates. The property includes a large living and dining area, a four-piece bathroom, and ample storage (including a storage unit measuring 7'x3'x3' located just down the hall). The unit has laminate flooring throughout, stainless steel appliances, and a European-style washer/dryer with in-suite laundry! As a corner unit, it boasts plenty of large windows that fill the space with natural light. Parking is allocated through an annual lottery. Just a few blocks away, you'll find the Elbow River and our extensive bike and pathway system. The vibrant, walkable community is home to numerous shops, restaurants, and cafes, all within a short stroll to downtown, and the MNP Sports Centre. This condo is an ideal spot for a first-time buyer or as an investment opportunity.