

17, 310 22 Avenue SW
Calgary, Alberta

MLS # A2219863



\$234,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Mission | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 518 sq.ft. | Age: | 1958 (67 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane | | |

Heating: Baseboard, Boiler, Natural Gas

Floors: Hardwood, Laminate, Tile

Roof: Membrane

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: French Door, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 345

LLD: -

Zoning: DC

Utilities: -

Inclusions: Furnished option available

For more information, please click Brochure button. Top-Floor One-Bedroom Condo in Mission & East-Facing and Move-In Ready. Welcome to this well-maintained, top-floor one-bedroom condo located on a quiet, tree-lined street in the desirable community of Mission. Situated just one block from the Elbow River, this home is part of a charming mid-century building and offers a bright and functional living space with recent updates. Inside, you'll find an open-concept layout featuring maple hardwood flooring throughout the main living areas and newly installed tile in the kitchen, bathroom, and foyer. Large east-facing windows in both the living room and bedroom provide excellent natural light. The unit also includes in-suite laundry, updated blinds, and fresh paint. Additional features include low condo fees that cover heat and water, a secure indoor bike storage area, a separate storage locker, and an assigned parking available. This unit may appeal to first-time buyers and investors alike. For those currently renting, this property presents a potential path to homeownership. Located just one block from 4th Street and a short walk to 17th Avenue, downtown Calgary, and the Red Line LRT, the area offers a wide variety of amenities including restaurants, coffee shops, grocery stores, gyms, and quick access to major routes like MacLeod Trail and Elbow Drive. Chinook Centre is also just a short drive away.