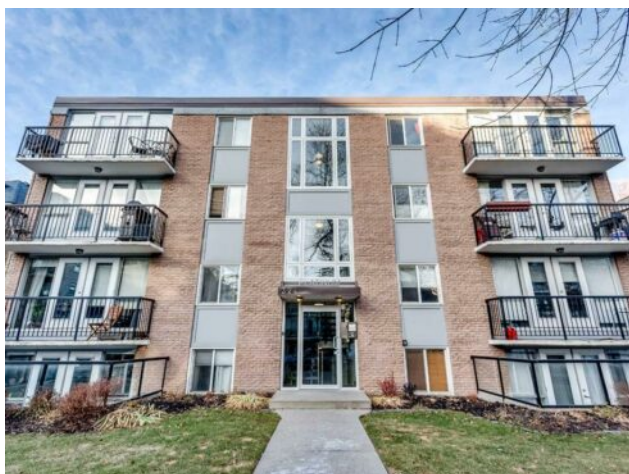


**102, 324 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2244683**



**\$225,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 519 sq.ft.                         | <b>Age:</b>   | 1966 (59 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Stall                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |
|--------------------|---------------------------------|
| <b>Heating:</b>    | Baseboard                       |
| <b>Floors:</b>     | Carpet, Vinyl                   |
| <b>Roof:</b>       | -                               |
| <b>Basement:</b>   | -                               |
| <b>Exterior:</b>   | Brick, Concrete                 |
| <b>Foundation:</b> | -                               |
| <b>Features:</b>   | No Smoking Home, Open Floorplan |

|                   |                 |
|-------------------|-----------------|
| <b>Water:</b>     | -               |
| <b>Sewer:</b>     | -               |
| <b>Condo Fee:</b> | \$ 447          |
| <b>LLD:</b>       | -               |
| <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Utilities:</b> | -               |

**Inclusions:** none

This 520 sq.ft home is located in desirable and trendy Mission area. This cute condo is bright and cozy and features a modern kitchen, the open layout flows into a bright living room with floor-to-ceiling windows. French doors lead to a massive sunken patio that faces south and gets gorgeous light all day long. The bedroom is a good size and bathroom is stylish and sleek. This condo includes a laundry closet as a hall closet. Assigned parking stall. Building is pet friendly. You will be steps to some of the hottest eateries and shops in town, and just a few blocks to the Elbow River pathways. Great location and cozy home. Just move in and enjoy !