

205, 333 22 Avenue SW
Calgary, Alberta

MLS # A2206481



\$395,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Mission | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 786 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-------------------------|-------------------|--------|
| Heating: | Hot Water | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 570 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings | | |

Inclusions: N/A

THIS IS IT! WELCOME TO DESTINY & DOWNTOWN LIVING IN MISSION! Are you searching for an inner-city condo with TITLED UNDERGROUND PARKING, A ROOFTOP PATIO, SEPARATE STORAGE, and AIR CONDITIONING? How about a layout with TWO BEDROOMS, TWO FULL BATHROOMS, and an open-concept feel that actually makes sense? This beautifully maintained unit offers all of that and more in one of Calgary's most walkable and vibrant neighbourhoods. Step inside to 9-foot ceilings, hardwood floors, and a sleek kitchen with granite countertops, stainless steel appliances, tons of cabinet space, and a raised bar perfect for entertaining or casual meals. The bright and spacious living area opens onto your own private balcony & ideal for morning coffee or winding down at the end of the day. The layout is smart, with a large primary suite that includes a walk-through closet and private ensuite, while the second bedroom and full 4-piece bath are thoughtfully placed for privacy & perfect for guests, roommates, or a home office setup. You'll love the in-suite laundry, tons of storage, and modern finishes throughout. The building is CONCRETE CONSTRUCTION for added quiet and comfort, and features underground visitor parking and a rooftop patio with skyline views. All this just steps to 4th Street, the Elbow River pathways, Repsol Centre, restaurants, cafes, and transit & just minutes from downtown. MISSION LIVING DOESN'T GET BETTER THAN THIS & BOOK YOUR SHOWING TODAY!