

**308, 317 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2220645**



## \$389,000

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	695 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks		

**Inclusions:** Air Conditioning Unit, Wall Mounted TV

Welcome to TELA in the heart of vibrant Mission &mdash; one of Calgary's most sought-after inner-city communities! Just minutes from downtown, this meticulously maintained 700 sq. ft. south-facing condo offers stylish, low-maintenance living in a walkable, amenity-rich neighbourhood. With 8-foot ceilings and a bright open-concept layout, the 1 bedroom + 1.5 bathroom unit feels spacious and inviting from the moment you step inside. The contemporary kitchen is equipped with sleek stainless steel appliances, quartz countertops, and elegant cabinetry. A generous living area features large windows that flood the space with natural light, a wall-mounted flat screen, and an AC unit for year-round comfort. The primary bedroom is thoughtfully designed with two separate closets and a luxurious 4-piece ensuite featuring stone tile flooring. A discreet powder room adds convenience for guests. Rare Offering: This unit includes TWO titled underground parking stalls and TWO secure storage units &mdash; ideal for professionals, downsizers, or investors. Enjoy unbeatable access to Calgary's best restaurants, cafes, boutiques, river pathways &mdash; and the downtown core &mdash; all just steps from your door.