

**401, 525 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299461**



**\$225,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Granite Counters, Low Flow Plumbing Fixtures, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 517

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Top-floor condo in the heart of Cliff Bungalow. This stylish one-bedroom, one-bathroom residence features beautiful hardwood floors, a modern, sleek design, and convenient in-suite laundry. Enjoy the privacy and light from a coveted top-floor layout, plus one assigned parking stall. Walk to trendy shops, restaurants, and vibrant entertainment options just steps away. A Schedule "A" must accompany all offers to purchase.