

**4, 310 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2309505**



**\$210,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	751 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Discover exceptional value in this sun-filled 2-bedroom corner condo—only one block from trendy 4th Street in Calgary’s historic Mission. Nestled on a peaceful, tree-lined street in a well-run concrete building, this gem offers immaculate common areas and surprisingly low condo fees that include heat, water and sewer. Step inside to an airy open-concept layout where light pours through multiple large windows. The two roomy bedrooms are thoughtfully separated for privacy, while the central living/dining space is perfect for relaxing or entertaining. Practical touches abound: durable laminate floors, stainless steel appliances, an in-suite European washer/dryer, and abundant storage—including a handy 7’7" x 3’3" locker just steps from your door. Enjoy easy access to the Elbow River and miles of scenic pathways, plus a vibrant lineup of cafés, shops and restaurants right outside your doorstep. Downtown and the MNP Sports Centre are an easy walk away. Parking is available via an annual building lottery. An ideal choice for first-time buyers or savvy investors, this condo pairs unbeatable location with lifestyle and long-term value. Don’t miss it.