

**309, 324 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2310600**



**\$212,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	590 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to this bright and beautifully updated third floor unit in the heart of Mission, offering the perfect blend of inner city living and peaceful comfort. Tucked inside a quiet concrete building, this inviting home is filled with warm natural sunlight, tree lined views and a spacious layout that instantly feels welcoming. The living space is flooded with southwest facing light and flows effortlessly onto a private sunny balcony through charming French doors, the perfect spot for morning coffee or relaxing after a walk along the river pathways. The modern kitchen features rich dark cabinetry, stainless steel accents, generous prep space and a stylish breakfast bar ideal for casual dining or entertaining. The spacious bedroom easily accommodates a king sized bed and offers excellent closet space, while the spa inspired bathroom features a sleek vessel sink and deep soaker tub. In suite laundry, ample storage and an easily accessible rear parking stall add everyday convenience to this move in ready home. Located in one of Calgary's most sought after inner city communities, you are just moments from the vibrant restaurants, cafes, boutiques and fitness studios of 4th Street, with easy access to the Elbow River pathways, 17th Avenue, Stampede Grounds and downtown. Whether you are meeting friends for dinner, grabbing coffee, biking along the river or walking to work, this unbeatable Mission location truly offers the best of urban living. Stylish, sun filled and exceptionally located, this is a rare opportunity to own in one of Calgary's most desirable neighbourhoods. Pet friendly with board approval.