

**306, 317 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2316353**



**\$369,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	659 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 423
<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>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** Remote Controlled Electric Blinds

Live where the action is! Welcome to the sleek and highly desirable Tela Building, perfectly positioned on a quiet street in the heart of trendy Mission. This upgraded 1-bedroom, 1.5-bathroom oasis is designed to impress. The open-concept layout creates the ultimate vibe for entertaining family and friends. Cook in style with premium Appliance package, quartz countertops, upgraded finishes, and a spacious breakfast bar perfect for casual mingling. Sunlight floods the entire space through south-facing windows, managed effortlessly by custom electric remote-controlled blinds. Stay perfectly chilled all summer with full central A/C. Step outside your door to explore Calgary's best restaurants, cafes, river walkways, and bike paths. Commuting is an absolute breeze with a short walk to the C-Train and a quick trip downtown. Complete with 1 underground heated parking stall, this property offers premium, effortless city living at its finest!