

107, 317 22 Avenue SW
Calgary, Alberta

MLS # A2318271



\$499,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Secured, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 621
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, See Remarks		

Inclusions: n/a

Welcome to Tela in the heart of Mission, ideally situated on one of the community's most desirable streets—22nd Avenue SW. This quiet, tree-lined location offers the perfect balance of urban convenience and residential charm, just steps from the vibrant energy of 4th Street. With local favorites such as Bodega, OEB Breakfast Co., and Blowers & Grafton right outside your door, you simply can't beat this location. This beautifully upgraded 2-bedroom, 2-bathroom home offers an exceptional blend of style, comfort, and functionality. The open-concept design features 10-foot ceilings, engineered hardwood flooring, central air conditioning, and expansive south-facing large windows that flood the space with natural light. The chef-inspired kitchen is designed for both everyday living and entertaining, featuring upgraded cabinetry, quartz countertops, upgraded stainless steel appliances, breakfast bar and a large custom pantry complete with upgraded pull-out shelving. The spacious dining area easily accommodates large gatherings, making it perfect for hosting family and friends. Both bedrooms serve as private retreats, each offering generous closet space and including a luxurious 4-piece ensuite in the primary bedroom with walk-through closet. Thoughtful upgrades continue throughout the home with motion-activated toe-kick lighting in the bathrooms, USB charging ports in the kitchen and bedrooms, radiant slab heating, and in-suite laundry. One of the home's most impressive features is its exceptional outdoor living space. Enjoy an extra-large private patio complete with a gas line for BBQ, offering ample room for relaxing, entertaining, and enjoying the vibrant Mission atmosphere. Additional highlights include titled underground parking, a secure storage locker, eight visitor parking stalls, bike storage, an extremely well-managed, pet-friendly building. Just minutes

from the Elbow River pathways, downtown Calgary, transit, shopping, and some of the city's best restaurants and cafés, this is a rare opportunity to enjoy premium inner-city living in one of Calgary's most sought-after communities.