

304, 317 22 Avenue SW
Calgary, Alberta

MLS # A2332134



\$325,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	512 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions:	NA
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****TWO TILTED PARKING STALLS**** Welcome to Mission, and one of the best streets in it. River mornings, patio nights, and a downtown skyline that never gets old in a highly desired building, The Tela. A beautifully finished 1-bedroom, 1-bathroom condo in the heart of one of Calgary's most walkable inner-city neighborhoods. Step inside to wide-plank flooring, high ceilings, and you'll love the windows above the kitchen that floods the apartment with natural light rarely found in condos this size. The kitchen is the showpiece: quartz island with room to entertain, full-height cabinetry, stainless steel fridge, and a electric cooktop. Truly built for someone who actually wants to entertain, not just heat up takeout. The living room opens onto a private balcony with enough space for a BBQ, and the bedroom is generously sized with room for a proper king setup. In-suite laundry, a sleek 4-piece bath that acts as both your en suite and guest bathroom, and thoughtful storage throughout round things out. Here's the part that makes this one rare: two owned/assigned parking stalls in Mission. In a neighborhood where one stall is a luxury, two is close to unheard of. Location is the whole story here. Walk to the Elbow River pathway for morning runs, hit the MNP Community & Sport Centre for a swim or workout, and spend your evenings a block or two from 4th Street's best patios, coffee shops, and restaurants. All without touching your car! Move-in ready, and can even come fully furnished. Book your private showing today.