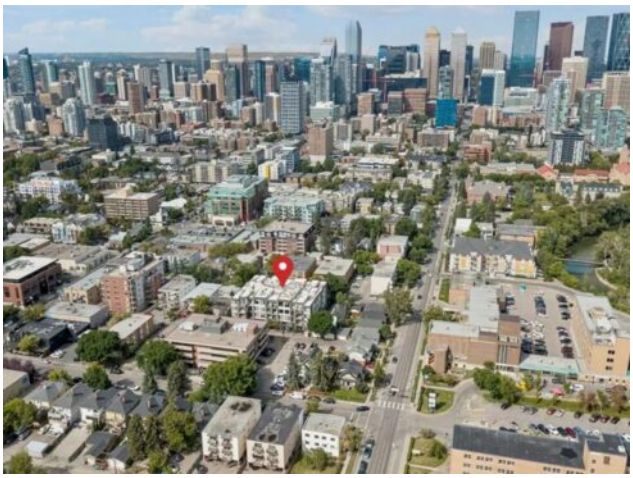
587-899-3773
justin@realtyaces.ca

210, 317 22 Avenue SW
Calgary, Alberta

MLS # A2339576



$469,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 569
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Siding	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to TELA! Where inner-city living meets the perfect blend of comfort, style, and convenience in the heart of sought after Mission! Nestled on a quiet, treelined street, this beautiful 2-bedroom, 2-bathroom, and 2 titiled parking stall condominium is just steps from the vibrant energy of 4th Street and the scenic Elbow River. Inside, you'll love the bright and spacious open-concept design featuring 9-foot ceilings and a well-appointed kitchen with a large island, quartz countertops, and stainless steel appliances-perfect for everyday living and entertaining. The living and dining areas create a warm and inviting space to relax and enjoy. The primary bedroom offers a stylish touch with beautiful barn doors and an attached ensuite featuring a doubled sink quartz vanity. A second bedroom and a full bathroom provide flexibility for guests, a home office, or additional living space. In-suite laundry is thoughtfully designed with a convenient countertop and cabinetry for added storage and functionality. This unit also features in-floor heating throughout. Enjoy the added convenience of TWO TITLED secured underground parking stalls! Enjoy a gas BBQ hookup for summer entertaining on your balcony. Step outside and experience everything Mission has to offer. Enjoy walking or biking along the Elbow River, grab a morning coffee, explore local resturaunts and shops, or take advantage of grocery stores, banks, and transit. You'll quickly see why Mission is one of Calgary's most desirable inner-city communities. Don't miss your opportunity to enjoy the best of inner-city Calgary living!

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