



## 310 22 Avenue Calgary Alberta

\$250,000

Exceptional Value for this Inner City 2 bedroom Condo. This location is unbeatable! Just a short block from 4th Street, nestled on a peaceful, tree-lined street in the historic and highly sought-after community of Mission. This well-managed and well-maintained concrete building features impeccably clean common areas and low condo fees that cover heat, water, and sewer. Enjoy a fabulous open concept layout with two spacious bedrooms located on opposite ends of the unit, ensuring great privacy for roommates. The property includes a large living and dining area, a four-piece bathroom, and ample storage (including a storage unit measuring 7'7" x 3'3" located just down the hall). The unit has laminate flooring throughout, stainless steel appliances, and a European-style washer/dryer with in-suite laundry! As a corner unit, it boasts plenty of large windows that fill the space with natural light. Parking is allocated through an annual lottery. Just a few blocks away, you'll find the Elbow River and our extensive bike and pathway system. The vibrant, walkable community is home to numerous shops, restaurants, and cafes, all within a short stroll to downtown, and the MNP Sports Centre. This condo is an ideal spot for a first-time buyer or as an investment opportunity. (id:6769)

Other 5.08 Ft x 7.67 Ft

Kitchen 8.83 Ft x 8.92 Ft

Dining room 8.08 Ft x 8.42 Ft

Living room 10.75 Ft x 12.33 Ft

Primary Bedroom 10.00 Ft x 14.00 Ft

Bedroom 10.33 Ft x 11.00 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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**RE/MAX REAL ESTATE**  
**(CENTRAL)**

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