



## 534 22 Avenue Calgary Alberta

\$399,900

Welcome to this exceptional top-floor unit located in the highly desirable neighborhood of Cliff Bungalow. This rare 3-bedroom condo offers an unparalleled blend of modern living, convenience, and urban charm—all within walking distance to downtown and the vibrant atmosphere of Mission. Nestled on a quiet, tree-lined street, this home provides the perfect balance between city living and a peaceful retreat. Just steps away from downtown and some of the city's most popular boutiques, restaurants, and cafes, you can fully embrace the vibrant downtown vibe while enjoying the tranquility of your own space. Large windows fill the unit with natural light and offer spectacular views of the city skyline from multiple rooms. The beautifully updated interior features fresh paint and brand-new hardwood flooring throughout the main living areas. The open-concept floor plan creates a bright and airy feel, seamlessly connecting the living spaces. The gourmet kitchen is a chef's dream, complete with stainless steel appliances, granite countertops, an oversized island, and an abundance of cabinetry—perfect for both cooking and entertaining. Adjacent to the kitchen is a sunlit dining nook that flows into the cozy living room, where a classic fireplace mantle adds warmth and charm. Sliding doors lead to an expansive deck, offering breathtaking views of downtown. The spacious primary suite is a true sanctuary, featuring a charming bay window with stunning city views, a private 3-piece ensuite, and a generous walk-in closet. Two additional bedrooms provide flexibility for a variety of needs, whether you require space for guests, a home office, or a fitness area. Convenience is key with in-suite laundry, ample storage throughout, a separate storage locker and an assigned parking stall. This well-managed condo complex is in excellent financial health, offering peace of mind with a stro...

3pc Bathroom 8.00 Ft x 4.83 Ft

4pc Bathroom 7.42 Ft x 7.42 Ft

Other 4.42 Ft x 16.33 Ft

Bedroom 12.33 Ft x 12.92 Ft

Bedroom 10.83 Ft x 9.58 Ft

Dining room 7.17 Ft x 12.42 Ft

Kitchen 11.25 Ft x 9.75 Ft

Living room 16.25 Ft x 16.17 Ft

Primary Bedroom 15.25 Ft x 12.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.jordansmeaton.com>

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
[ctimos@telus.net](mailto:ctimos@telus.net)