



# 310 22 Avenue Calgary Alberta

\$219,900

WOW! Exceptional Value for this Inner City 2 bedroom Condo, Located in desirable Mission area, walk to Downtown, shopping area, trendy restaurants, the River pathways and the MNP Sports centre. Renovated flooring, white kitchen with glass tile backsplash, fridge, stove, microwave hood fan and dishwasher, bathroom and neutral paint. Loads of windows makes this a bright open plan. 2nd bedroom or den with large windows. Parking stall is #2, Plumbed in suite for Washer & Dryer, Extra storage in common area. Least expensive 2 bedroom Condo in Mission. Condo Fee \$388.03 monthly includes Heat, Water, Sewer and Condo Reserve fund contribution. Ideal for first time Buyer-Less expensive to Purchase than to Rent or Investment . Taxes- 2024 \$ \$1,054.00 Annually. Pets allowed in Building with Board approval. Don't miss this great Opportunity! Affordable and in a Great Location!!! (id:6769)

4pc Bathroom 4.92 Ft x 7.33 Ft

Other 3.25 Ft x 5.58 Ft

Kitchen 8.23 Ft x 8.83 Ft

Living room/Dining room 12.33 Ft x 15.08 Ft

Primary Bedroom 10.25 Ft x 11.00 Ft

Bedroom 8.00 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.lauriestewart.ouruberto.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca