



310 22 Avenue Calgary Alberta

\$235,000

Discover unbeatable value in this charming 2-bedroom condo, just one block from 4th Street in the historic, ultra-desirable Mission community. Tucked away on a peaceful, tree-lined street, this well-managed concrete building offers immaculately maintained common areas and exceptionally low condo fees--inclusive of heat, water, and sewer. Step into an open-concept layout designed for both comfort and flexibility: two generously sized bedrooms placed at opposite ends--ideal for roommates or guests--flanked by a spacious living + dining area, a 4-piece bathroom, and stellar storage, including a 7'x3' locker conveniently down the hall. This corner unit floods with natural light through multiple large windows and showcases durable laminate flooring, sleek stainless-steel appliances, and the convenience of a European-style in-suite washer/dryer. Parking? Secure your spot via an annual lottery. Location? A dream--steps to the Elbow River, an extensive pathway system, and a vibrant array of local shops, cafes, and restaurants. Plus, you're just a short walk to downtown and the MNP Sports Centre. Whether you're a first-time buyer or an investor, this condo delivers the perfect trio -- location, lifestyle, and value. (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:



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CIR Realty



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