



310 22 Avenue Calgary Alberta

\$225,000

Discover exceptional value in this charming 2-bedroom condo, ideally located just one block from 4th Street in the historic and highly sought-after Mission community. Set on a quiet, tree-lined street, this well-managed concrete building features pristine common areas and impressively low condo fees that include heat, water, and sewer. Inside, an open-concept layout offers both comfort and versatility. The two spacious bedrooms sit on opposite sides of the unit—perfect for privacy—while the central living and dining area provides an inviting place to relax or entertain. You'll also appreciate the ample storage throughout, including a convenient 7'7" x 3'3" locker just steps from your door. This bright corner unit is filled with natural light from multiple large windows and features durable laminate flooring, sleek stainless-steel appliances, and the added convenience of a European-style in-suite washer/dryer. Parking is available through an annual building lottery, and the location is unbeatable—steps from the Elbow River, the city's extensive pathway network, and a vibrant selection of cafes, shops, and restaurants. Downtown and the MNP Sports Centre are also just a short walk away. Whether you're a first-time buyer or an investor, this condo delivers the ideal combination of location, lifestyle, and long-term 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

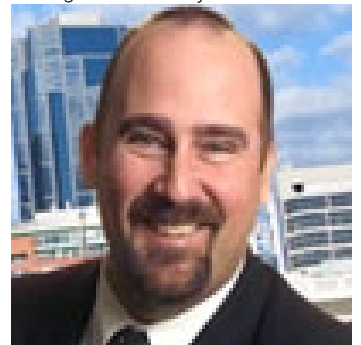
Living room 10.75 Ft x 12.33 Ft

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:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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