



## 534 22 Avenue Calgary Alberta

\$325,000

Great opportunity for investors in Cliff Bungalow. Existing tenant is in an agreement until April 30, 2025 and would love to stay. Located on a quiet street in heart of Cliff Bungalow/Mission is a rare opportunity to invest and own this updated 2-bedroom, 1 full bath apartment condo. Highlights of this bright and open sun filled space are the spacious living and kitchen area which lead onto the Sunny South facing balcony. The kitchen is complemented with Stainless steel appliance package, full height cabinetry, a centre kitchen island and black granite countertops providing a purposeful food prep/dining space. Adjacent to the kitchen is the spacious living room with large South facing windows with top down/bottom. up blinds The generously sized primary bedroom offers a calm, restful space and can easily hold a King sized bedroom suite. The second bedroom with large separate wardrobe can act as a guest room or office/creative space. The 4-piece bathroom with a deep soaker tub and ceiling height tile. The newer washer and dryer are conveniently located within the unit. Engineered Hickory Floors complete the unit. The unit comes with an assigned parking spot with an electrical plug and large storage locker across the hallway from the unit entrance. The building is pet friendly - with Board approval. Located in one of Calgary's most desirable communities, this condo offers easy access to the city's best bars, pubs and restaurants - just a steps from the vibrant 17th Avenue, the 4th street Mission Entertainment Districts and Stampede Park. Easy walking distance to DT. (id:6769)

Living room 17.50 Ft x 13.50 Ft  
Kitchen 15.67 Ft x 10.33 Ft  
Bedroom 10.50 Ft x 9.92 Ft

Primary Bedroom 10.33 Ft x 13.42 Ft  
4pc Bathroom 7.00 Ft x 5.00 Ft  
Laundry room 6.42 Ft x 3.33 Ft

Listing Presented By:



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