# \$240,000 - 4, 310 22 Avenue Sw, Calgary

MLS® #A2192596

### \$240,000

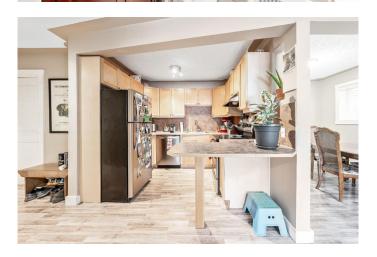
2 Bedroom, 1.00 Bathroom, 751 sqft Residential on 0.00 Acres

Mission, Calgary, Alberta

Exceptional Value for this Inner City 2 bedroom Condo. This location is unbeatable! Just a short block from 4th Street, nestled on a peaceful, tree-lined street in the historic and highly sought-after community of Mission. This well-managed and well-maintained concrete building features impeccably clean common areas and low condo fees that cover heat, water, and sewer. Enjoy a fabulous open concept layout with two spacious bedrooms located on opposite ends of the unit, ensuring great privacy for roommates. The property includes a large living and dining area, a four-piece bathroom, and ample storage (including a storage unit measuring 7'7― x 3'3― located just down the hall). The unit has laminate flooring throughout, stainless steel appliances, and a European-style washer/dryer with in-suite laundry! As a corner unit, it boasts plenty of large windows that fill the space with natural light. Parking is allocated through an annual lottery. Just a few blocks away, you'll find the Elbow River and our extensive bike and pathway system. The vibrant, walkable community is home to numerous shops, restaurants, and cafes, all within a short stroll to downtown, and the MNP Sports Centre. This condo is an ideal spot for a first-time buyer or as an investment opportunity.







Built in 1957

#### **Essential Information**

MLS® # A2192596 Price \$240,000

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 751

Acres 0.00 Year Built 1957

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Active

## **Community Information**

Address 4, 310 22 Avenue Sw

Subdivision Mission
City Calgary
County Calgary
Province Alberta
Postal Code T2S0H4

#### **Amenities**

Amenities None

Parking Off Street, None

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer

Heating Baseboard, Forced Air

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features None

Construction Brick, Wood Frame

#### **Additional Information**

Date Listed February 7th, 2025

Days on Market 83

Zoning DC

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.