

# \$399,900 - 303, 534 22 Avenue Sw, Calgary

MLS® #A2197216

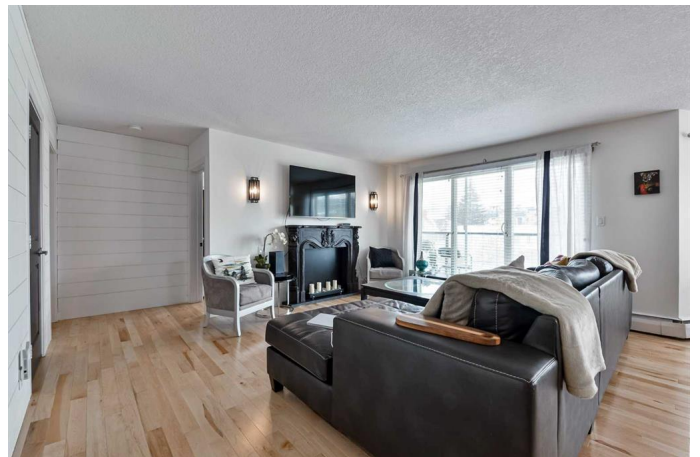
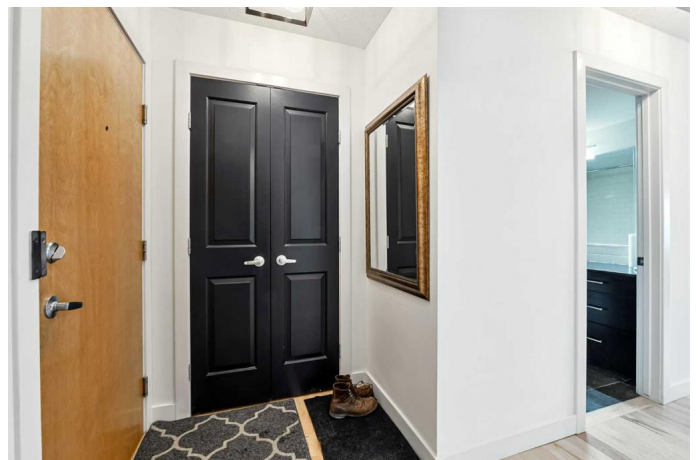
**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,158 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Welcome to this exceptional top-floor unit located in the highly desirable neighborhood of Cliff Bungalow. This rare 3-bedroom condo offers an unparalleled blend of modern living, convenience, and urban charm—all within walking distance to downtown and the vibrant atmosphere of Mission. Nestled on a quiet, tree-lined street, this home provides the perfect balance between city living and a peaceful retreat. Just steps away from downtown and some of the city's most popular boutiques, restaurants, and cafés, you can fully embrace the vibrant downtown vibe while enjoying the tranquility of your own space. Large windows fill the unit with natural light and offer spectacular views of the city skyline from multiple rooms. The beautifully updated interior features fresh paint and brand-new hardwood flooring throughout the main living areas. The open-concept floor plan creates a bright and airy feel, seamlessly connecting the living spaces. The gourmet kitchen is a chef's dream, complete with stainless steel appliances, granite countertops, an oversized island, and an abundance of cabinetry—perfect for both cooking and entertaining. Adjacent to the kitchen is a sunlit dining nook that flows into the cozy living room, where a classic fireplace mantle adds warmth and charm. Sliding doors lead to an expansive deck, offering breathtaking views of downtown. The spacious primary suite is a true sanctuary, featuring a charming bay window with stunning city views, a private



3-piece ensuite, and a generous walk-in closet. Two additional bedrooms provide flexibility for a variety of needs, whether you require space for guests, a home office, or a fitness area. Convenience is key with in-suite laundry, ample storage throughout, a separate storage locker and an assigned parking stall. This well-managed condo complex is in excellent financial health, offering peace of mind with a strong reserve fund. The unit includes covered, paved parking for added convenience. Itâ€™s a rare opportunity to own a 3-bedroom top-floor unit in one of Calgaryâ€™s most sought-after neighborhoods.

Built in 1976

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2197216    |
| Price          | \$399,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,158       |
| Acres          | 0.00        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 303, 534 22 Avenue Sw |
| Subdivision | Cliff Bungalow        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0H6               |

**Amenities**

|                |                      |
|----------------|----------------------|
| Amenities      | None                 |
| Parking Spaces | 1                    |
| Parking        | Carport, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| Cooling           | None  |
| # of Stories      | 3   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony                                       |
| Construction      | Brick, Stone, Stucco, Wood Frame, Wood Siding |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 62                  |
| Zoning         | M-C2                |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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