

# \$447,000 - 301, 317 22 Avenue Sw, Calgary

MLS® #A2235945

**\$447,000**

2 Bedroom, 2.00 Bathroom, 750 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

This is the ONE you've been waiting for and units rarely come up for sale in this fabulous building. Perfect for INVESTORS - currently executive tenant occupied, completely furnished, low condo fees (incl. heat/ water) and well managed condo assn. Located in the HIGHLY-DESIRABLE, gem community of Mission in the heart of downtown Calgary. This gorgeous 2 bed/ 1.5 bath, cozy chic condo is everything you want.

Features: secure, heated u/g parking stall, visitor parking, storage and bike locker. There is wall A/C unit and heated floors throughout.

Convenient stacked, in-suite washer/ dryer with high-end finishings and hardwood & tile flooring. QUARTZ counters, waterfall kitchen island and s/s appliances. Primary bedroom has LARGE windows, with a lovely view of the Calgary Tower and other stunning city views, blackout curtains. 4-piece ENSUITE (sensor under mount lighting and heated tile floors). Second bedroom could be used as an OFFICE or any other type of flex room needed. Off the kitchen, is a modern half bath. You will love the beautiful tree-lined street and additional street parking. Unwind and enjoy the beautiful city views on your PRIVATE / COVERED rare, wrap-around patio (complete with lovely patio set, string lights and gas hook).

Walking distance to some of the BEST



restaurants and lounges in Calgary. Located near lower mount royal, 17th Ave, 4th street, close distance to C-train, MNP centre, Safeway and the Elbow River & numerous pathways. This is the perfect condo for professionals and those who enjoy a fabulous inner city, walkable lifestyle! Inquire today.

Built in 2017

### **Essential Information**

MLS® #	A2235945
Price	\$447,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	750
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	301, 317 22 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H6

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Garbage Chute
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked
Heating	In Floor
Cooling	ENERGY STAR Qualified Equipment
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	27
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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