

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

MLS® #A2192596

**\$240,000**

2 Bedroom, 1.00 Bathroom, 751 sqft

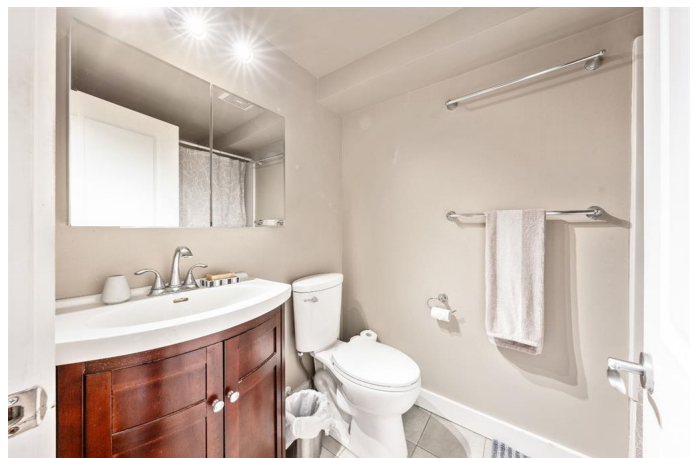
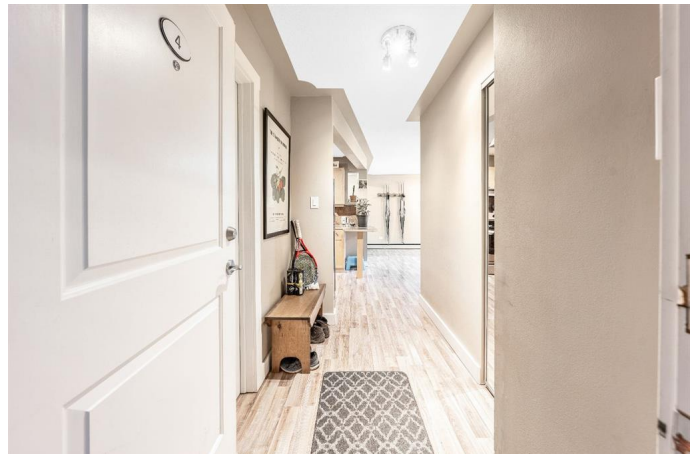
Residential on 0.00 Acres

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' x 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, Refrigerator, Washer, Electric Range |
| 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 | 92                 |

ZoningDC

Listing Details

Listing OfficeCIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.