

**308, 317 22 Avenue SW
Calgary, Alberta**

MLS # A2220645



\$389,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	695 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: Air Conditioning Unit, Wall Mounted TV

Welcome to TELA in the heart of vibrant Mission — one of Calgary's most sought-after inner-city communities! Just minutes from downtown, this meticulously maintained 700 sq. ft. south-facing condo offers stylish, low-maintenance living in a walkable, amenity-rich neighbourhood. With 8-foot ceilings and a bright open-concept layout, the 1 bedroom + 1.5 bathroom unit feels spacious and inviting from the moment you step inside. The contemporary kitchen is equipped with sleek stainless steel appliances, quartz countertops, and elegant cabinetry. A generous living area features large windows that flood the space with natural light, a wall-mounted flat screen, and an AC unit for year-round comfort. The primary bedroom is thoughtfully designed with two separate closets and a luxurious 4-piece ensuite featuring stone tile flooring. A discreet powder room adds convenience for guests. Rare Offering: This unit includes TWO titled underground parking stalls and TWO secure storage units — ideal for professionals, downsizers, or investors. Enjoy unbeatable access to Calgary's best restaurants, cafes, boutiques, river pathways — and the downtown core — all just steps from your door.