

**4, 310 22 Avenue SW
Calgary, Alberta**

MLS # A2267648

\$225,000



Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	751 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Discover exceptional value in this charming 2-bedroom condo, ideally located just one block from 4th Street in the historic and highly sought-after Mission community. Set on a quiet, tree-lined street, this well-managed concrete building features pristine common areas and impressively low condo fees that include heat, water, and sewer. Inside, an open-concept layout offers both comfort and versatility. The two spacious bedrooms sit on opposite sides of the unit—perfect for privacy—while the central living and dining area provides an inviting place to relax or entertain. You'll also appreciate the ample storage throughout, including a convenient 7'7" x 3'3" locker just steps from your door. This bright corner unit is filled with natural light from multiple large windows and features durable laminate flooring, sleek stainless-steel appliances, and the added convenience of a European-style in-suite washer/dryer. Parking is available through an annual building lottery, and the location is unbeatable—steps from the Elbow River, the city's extensive pathway network, and a vibrant selection of cafés, shops, and restaurants. Downtown and the MNP Sports Centre are also just a short walk away. Whether you're a first-time buyer or an investor, this condo delivers the ideal combination of location, lifestyle, and long-term value.