

**102, 526 22 Avenue SW  
Calgary, Alberta****MLS # A2281563****\$220,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	497 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard		
<b>Floors:</b>	Carpet, Hardwood, Tile		
<b>Roof:</b>	-	<b>Water:</b>	-
<b>Basement:</b>	-	<b>Sewer:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding		
<b>Foundation:</b>	-	<b>Condo Fee:</b>	\$ 460
<b>Features:</b>	No Smoking Home, Quartz Counters, Track Lighting		
		<b>LLD:</b>	-
		<b>Zoning:</b>	M-C2
		<b>Utilities:</b>	-

**Inclusions:** None

Fabulous location in the heart of Cliff Bungalow. You are literally steps away from all the action along 4th Street and The Red Mile with a great selection of restaurants and shops. this single level unit has all you need to make it your home. Quick access to downtown; close proximity to bike paths and walkways along the Elbow River and minutes away from Stampede Park home of the Flames. A great open floor plan with a living room and dining area combination, a wonderful kitchen layout with in unit washer/dryer neatly tucked away in the cabinet, and a wonderful patio space just off the living room. This unit features hardwood flooring in the main living space. Don't miss out on this one; call for your private viewing today.