

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

MLS® #A2192596

**\$240,000**

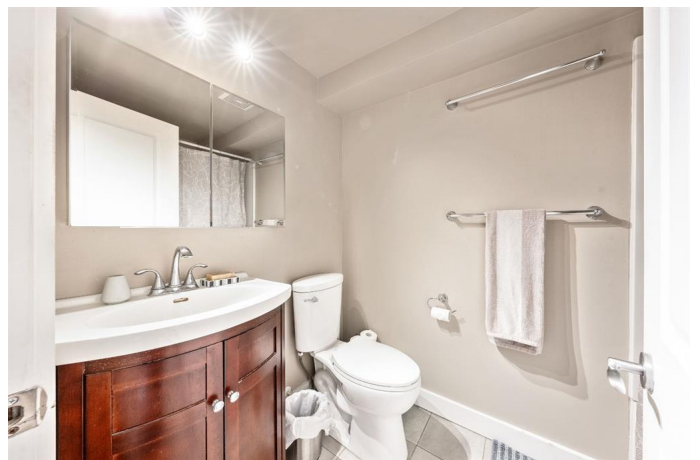
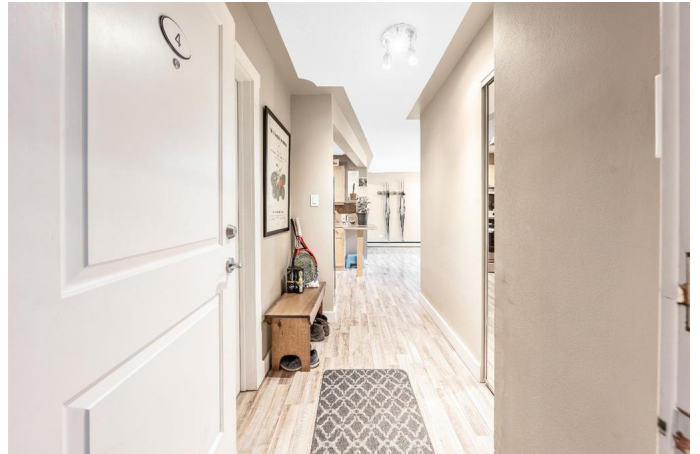
2 Bedroom, 1.00 Bathroom, 751 sqft  
Residential on 0.00 Acres

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, Electric Range, Refrigerator, Washer
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	62

Zoning DC

## **Listing Details**

Listing Office CIR Realty

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