

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

MLS® #A2192596

**\$240,000**

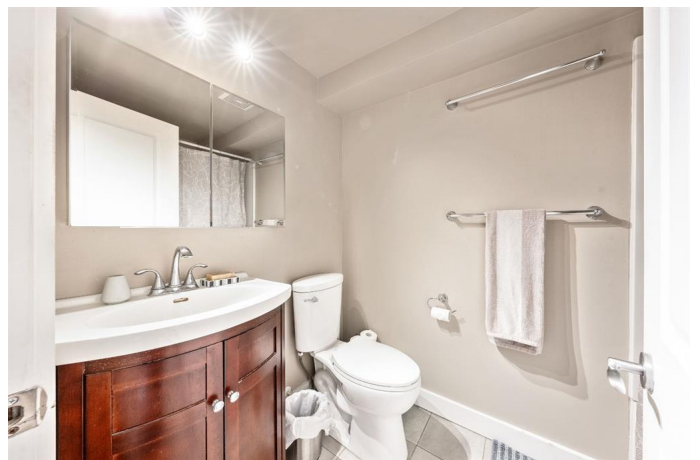
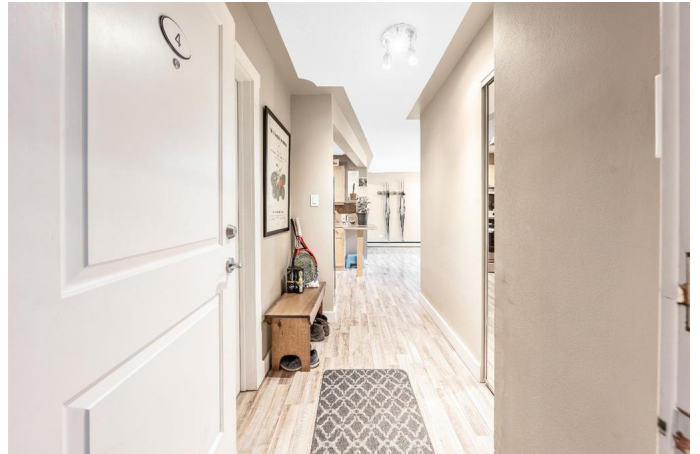
2 Bedroom, 1.00 Bathroom, 751 sqft  
Residential on 0.00 Acres

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	None, Off Street

### **Interior**

Interior Features	No Smoking Home, No Animal Home
Appliances	Dishwasher, Dryer, Refrigerator, Electric Range, 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	55

Zoning DC

## **Listing Details**

Listing Office CIR 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.