17, 310 22 Avenue SW
Calgary, Alberta

MLS # A2219863

$234,900

Division:	Mission
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	518 sq.ft.
Age:	1958 (67 yrs old)
Beds:	1
Baths:	1
Garage:	Stall
Lot Size:	-
Lot Feat:	Back Lane

Heating:	Baseboard, Boiler, Natural Gas	**Water:**	-
Floors:	Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Membrane	**Condo Fee:**	$ 345
Basement:	None	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	French Door, Open Floorplan		

Inclusions:	Furnished option available

For more information, please click Brochure button. Top-Floor One-Bedroom Condo in Mission – East-Facing and Move-In Ready. Welcome to this well-maintained, top-floor one-bedroom condo located on a quiet, tree-lined street in the desirable community of Mission. Situated just one block from the Elbow River, this home is part of a charming mid-century building and offers a bright and functional living space with recent updates. Inside, you'll find an open-concept layout featuring maple hardwood flooring throughout the main living areas and newly installed tile in the kitchen, bathroom, and foyer. Large east-facing windows in both the living room and bedroom provide excellent natural light. The unit also includes in-suite laundry, updated blinds, and fresh paint. Additional features include low condo fees that cover heat and water, a secure indoor bike storage area, a separate storage locker, and an assigned parking available. This unit may appeal to first-time buyers and investors alike. For those currently renting, this property presents a potential path to homeownership. Located just one block from 4th Street and a short walk to 17th Avenue, downtown Calgary, and the Red Line LRT, the area offers a wide variety of amenities including restaurants, coffee shops, grocery stores, gyms, and quick access to major routes like MacLeod Trail and Elbow Drive. Chinook Centre is also just a short drive away.