

306, 333 22 Avenue SW
Calgary, Alberta

MLS # A2263324

\$449,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, Heated Garage, On Street, Parka		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 569
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE FRIDAY OCTOBER 10TH 4:00 PM TO 6:00 PM BEVERAGES WILL BE SERVED. Welcome to Destiny – A Premium Urban Residence in the Heart of Mission. Experience refined living in this exceptionally well-built concrete condo, offering superior soundproofing with solid double concrete floors and walls for maximum comfort and privacy. Ideally located in Calgary's vibrant Mission district, Destiny places you just steps from premier amenities including Mercato, Purple Perk, OEB, and a wide array of shops, cafes, and services. Outdoor enthusiasts will love the direct access to picturesque running and cycling trails along the Elbow River and Stanley Park escarpment. Plus, downtown is just a flat, 10-minute walk away. One of the standout features of this building is the expansive rooftop patio, offering stunning 360-degree views of the city skyline. Perfect for hosting private summer events, especially during Stampede season when residents enjoy front-row views of the fireworks. This thoughtfully renovated unit features a modernized kitchen, updated bathrooms, new flooring, fresh neutral paint, and the addition of a highly functional pantry. High-end stainless-steel appliances complement the contemporary design, while the open-concept layout with 9-foot ceilings creates a spacious and inviting atmosphere—ideal for both everyday living and entertaining. Enjoy abundant natural light from the large southwest-facing windows and relax on the private balcony. A built-in wall-mounted air conditioning unit with a customizable photo display adds both comfort and style. Included with the unit is a titled, heated underground parking stall located in a convenient corner position, along with a dedicated storage locker for added space. Come and view it today.