\$460,000 - 301, 317 22 Avenue Sw, Calgary

MLS® #A2235945

\$460,000

2 Bedroom, 2.00 Bathroom, 750 sqft Residential on 0.00 Acres

Mission, Calgary, Alberta

This is the ONE you've been waiting for and units rarely come up for sale in this fabulous building. Perfect for INVESTORS - currently executive tenant occupied, completely furnished, low condo fees (incl. heat/ water) and well managed condo assn. Located in the HIGHLY-DESIRABLE, gem community of Mission in the heart of downtown Calgary. This gorgeous 2 bed/ 1.5 bath, cozy chic condo is everything you want.

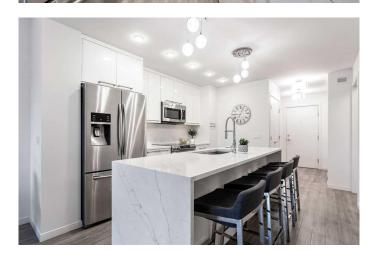
Features: secure, heated u/g parking stall, visitor parking, storage and bike locker. There is wall A/C unit and heated floors throughout.

Convenient stacked, in-suite washer/ dryer with high-end finishings and hardwood & tile flooring. QUARTZ counters, waterfall kitchen island and s/s appliances. Primary bedroom has LARGE windows, with a lovely view of the Calgary Tower and other stunning city views, blackout curtains. 4-piece ENSUITE (sensor under mount lighting and heated tile floors). Second bedroom could be used as an OFFICE or any other type of flex room needed. Off the kitchen, is a modern half bath. You will love the beautiful tree-lined street and additional street parking. Unwind and enjoy the beautiful city views on your PRIVATE / COVERED rare, wrap-around patio (complete with lovely patio set, string lights and gas hook).

Walking distance to some of the BEST







restaurants and lounges in Calgary. Located near lower mount royal, 17th Ave, 4th street, close distance to C-train, MNP centre, Safeway and the Elbow River & numerous pathways. This is the perfect condo for professionals and those who enjoy a fabulous inner city, walkable lifestyle! Inquire today.

Built in 2017

Essential Information

MLS® # A2235945

Price \$460,000

Bedrooms 2

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 750

Acres 0.00

Year Built 2017

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 301, 317 22 Avenue Sw

Subdivision Mission
City Calgary
County Calgary
Province Alberta
Postal Code T2S 3H6

Amenities

Amenities Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash,

Visitor Parking, Bicycle Storage, Garbage Chute

Parking Spaces 1

Parking Off Street, Parkade, Underground, Stall

Interior

Interior Features Breakfast Bar, Kitchen Island, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer

Stacked

Heating In Floor

Cooling ENERGY STAR Qualified Equipment

of Stories 4

Exterior

Exterior Features Balcony

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 2nd, 2025

Days on Market 17

Zoning DC (pre 1P2007)

Listing Details

Listing Office Diamond Realty & Associates LTD.

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