

\$215,500 - 205, 324 22 Avenue Sw, Calgary

MLS® #A2239750

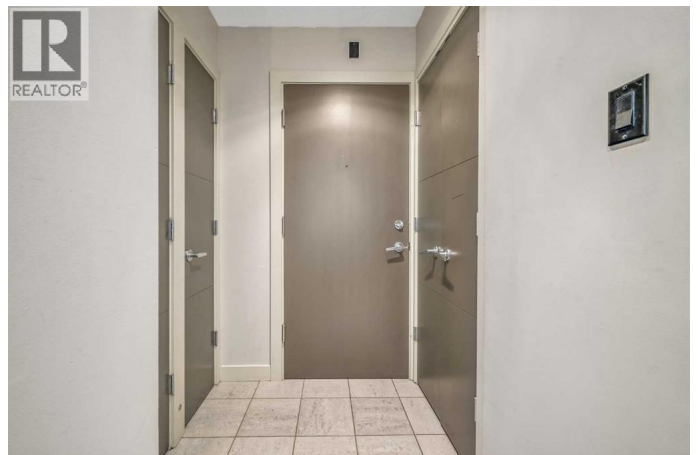
\$215,500

1 Bedroom, 1.00 Bathroom, 586 sqft

Single Family on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this bright & inviting 1 bed, 1 bath condo in one of Calgary's most WALKABLE & sought-after neighbourhoods—Mission. With 586 SqFt of OPEN-CONCEPT living, this SOUTH-FACING unit offers comfort, charm, & a lifestyle that's hard to beat. Wake up, sip your morning coffee on the SUNNY BALCONY, then head out for a jog or bike ride along the ELBOW RIVER PATHWAYS and LINDSAY PARK—just 5 min away. Inside, you'll love the kitchen with a functional island (perfect for two stools), ideal for casual meals or entertaining friends. The 4-piece bathroom features a deep soaker tub with a FULL TILE surround, and the added convenience of IN-UNIT LAUNDRY and an assigned PARKING STALL makes daily life seamless. Tucked just off 4th Street, you're steps from some of the BEST RESTAURANTS in the city like KIM'S KATSU, CARINO, BLOWERS & GRAFTON, MERCATO, OEB, ANEJO, and more. Public transit is just around the corner (on 4th street), making commuting easy. Hotspots like the MNP Sports Centre, Stampede Grounds, 17th Ave, and the BMO Centre are all within minutes as well. Built in a solid CONCRETE BUILDING, this home offers quiet living on a QUIET STREET and long-term durability—a rare find in this price range. This isn't just a condo—it's a lifestyle. Spend your weekends discovering new restaurants, walking to local events, or catching a game or concert at the Saddledome



or future SCOTIA PLACE ARENAâ€™a nearly \$1 BILLION project set to be completed in Fall 2027, just 6 minutes away. Whether you're a FIRST-TIME BUYER, YOUNG PROFESSIONAL, or INVESTOR, this is a smart opportunity in a high-demand area with long-term upside. Missionâ€™s combination of charm, location, and future growth makes it one of Calgaryâ€™s most livableâ€™and investableâ€™communities. Donâ€™t miss your chance to call this place home. Book your showing today and step into a lifestyle youâ€™ll love. (id:6289)

Built in 1966

Essential Information

Listing #	A2239750
Price	\$215,500
Bedrooms	1
Bathrooms	1.00
Square Footage	586
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	205, 324 22 Avenue Sw
Subdivision	Mission
City	Calgary
Province	Alberta
Postal Code	T2S0H4

Amenities

Amenities	Park, Recreation Nearby, Schools, Shopping
Features	Other, Parking
Parking Spaces	1
Parking	Other

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

Listing Details

Listing Office Real Broker



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