



4, 310 22 Avenue SW, Calgary, Alberta - \$235,000



Main Photo

Property Description

Discover unbeatable value in this charming 2-bedroom condo, just one block from 4th Street in the historic, ultra-desirable Mission community. Tucked away on a peaceful, tree-lined street, this well-managed concrete building offers immaculately maintained common areas and exceptionally low condo fees—inclusive of heat, water, and sewer.

Step into an open-concept layout designed for both comfort and flexibility: two generously sized bedrooms placed at opposite ends—ideal for roommates or guests—flanked by a spacious living + dining area, a 4-piece bathroom, and stellar storage, including a 7'7" x 3'3" locker conveniently down the hall.

This corner unit floods with natural light through multiple large windows and showcases durable laminate flooring, sleek stainless-steel appliances, and the convenience of a European-style in-suite washer/dryer.

Parking? Secure your spot via an annual lottery. Location? A dream—steps to the Elbow River, an extensive pathway system, and a vibrant array of local shops, cafés, and restaurants. Plus, you're just a short walk to downtown and the MNP Sports Centre.

Whether you're a first-time buyer or an investor, this condo delivers the perfect trio — location, lifestyle, and value.

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