

# \$240,000 - 4, 310 22 Avenue Sw, Calgary

MLS® #A2224210

## \$240,000

2 Bedroom, 1.00 Bathroom, 751 sqft

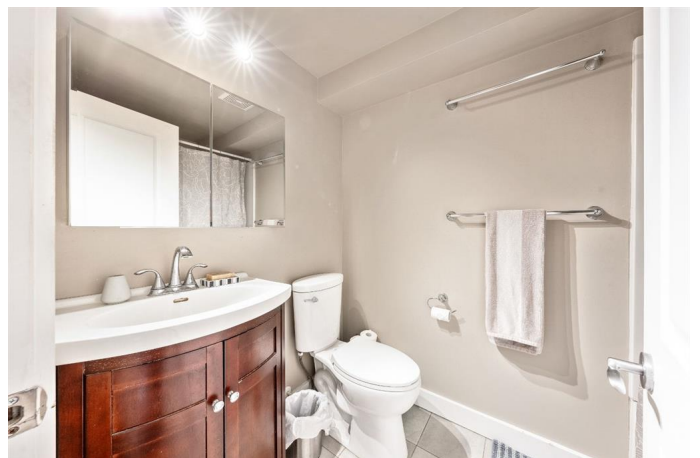
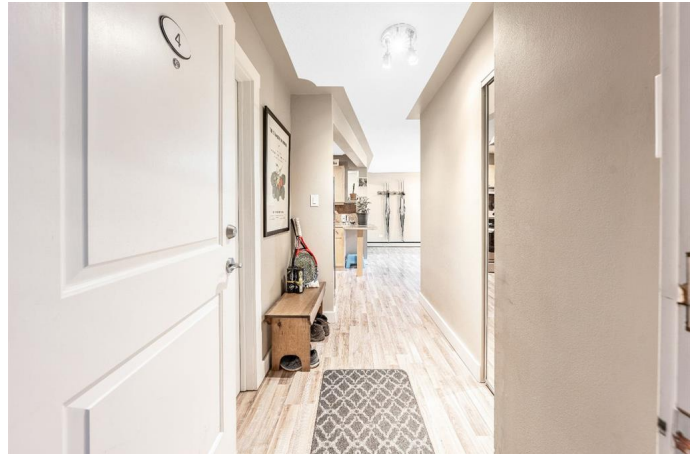
Residential on 0.00 Acres

Mission, Calgary, Alberta

Discover unbeatable value in this charming 2-bedroom condo, ideally located just one block from 4th Street in the historic and highly sought-after community of Mission. Nestled on a quiet, tree-lined street, this well-managed and well-maintained concrete building offers impeccably kept common areas and low condo fees that include heat, water, and sewer. The open-concept layout features two generously sized bedrooms positioned on opposite ends of the unit—perfect for roommates or guests—along with a spacious living and dining area, a four-piece bathroom, and excellent storage, including a 7' x 3' storage unit conveniently located down the hall. The condo showcases laminate flooring throughout, stainless steel appliances, and a European-style washer/dryer for in-suite laundry. As a corner unit, it is filled with natural light from multiple large windows. Parking is available through an annual lottery. Enjoy being just steps from the Elbow River, the city's extensive pathway system, and an array of local shops, cafes, and restaurants. You're also within walking distance to downtown and the MNP Sports Centre. Whether you're a first-time buyer or an investor, this condo offers the perfect combination of location, lifestyle, and value.

Built in 1957

## Essential Information



MLS® #	A2224210
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	751
Acres	0.00
Year Built	1957
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	4, 310 22 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0H4

### **Amenities**

Amenities	None
Parking	None, Off Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Range
Heating	Baseboard, Forced Air
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Construction	Wood Frame, Brick

### **Additional Information**

Date Listed	August 8th, 2025
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office                      CIR Realty

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