

# \$244,900 - 413, 324 22 Avenue Sw, Calgary

MLS® #A2238314

**\$244,900**

1 Bedroom, 1.00 Bathroom, 585 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Bright sunny top floor unit on the front side of this quaint 16 unit concrete building. As you enter the well designed space you are welcomed by a spacious private foyer. There is a distinct modern feel with the blend of espresso and stainless steel cabinetry in the kitchen. The layout is perfect with plenty of counter space, cupboards, sit up eating bar and opening window. The large comfortable living room features French doors to the sunny south deck where you can sit and enjoy the tree line. Well located directly across from the bathroom is the large bedroom that easily can accommodate a king size bed. Four piece bathroom offers a vessel style sink and soaker tub for relaxing. In suite laundry features a stacked washer and dryer that are conveniently located in the hallway away from the main living area. Parking stall is at the back of the building and is easy to access. Fantastic location in the heart of Mission only steps to 4th Street restaurants and shops. Close to 17th Avenue and Stampede Grounds.

Built in 1966

## Essential Information

MLS® #	A2238314
Price	\$244,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	585
Acres	0.00
Year Built	1966
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	413, 324 22 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, French Door, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office                      Real Estate Professionals Inc.

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