

\$242,500 - 403, 525 22 Avenue Sw, Calgary

MLS® #A2267475

\$242,500

1 Bedroom, 1.00 Bathroom, 574 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Perfect for first-time buyers or investors, this deeply cared-for TOP FLOOR CORNER unit offers central living on a quiet tree lined street in Mission Cliff Bungalow. This 574 Square feet unit features large, south-facing windows that open onto a private patio, plus desired amenities like in-suite laundry, hardwood floors, ample in-suite storage, a modern open kitchen, and dedicated parking. The location provides an ideal blend of inner-city cafes, walkability to stores, and scenic pathways. Enjoy being moments away from Calgary's best restaurants and inner-city parks, including the Elbow River walking and biking trails, Mission Community Association, Evamy Ridge, and Earl Grey Park. Plus, it's only a ten-minute walk to MNP Community & Sport Centre, connecting you easily to the LRT system, Stampede Grounds, and the new Culture and Entertainment District. Or adventure through 17th Ave and The Beltline, partake in even more what makes Calgary a thriving community from live music in Tomkins Park, to quiet moments at the Central memorial Park Library, or walking the gardens of the Lougheed House. This unit is a must view for anyone dreaming of living in the heart and soul of the city.

Built in 1965

Essential Information

MLS® #

A2267475



Price	\$242,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	574
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 525 22 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0H5

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	Ceiling Fan(s), Granite Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	October 28th, 2025
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Days on Market	1
Zoning	M-C2

Listing Details

Listing Office	Real Broker
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