

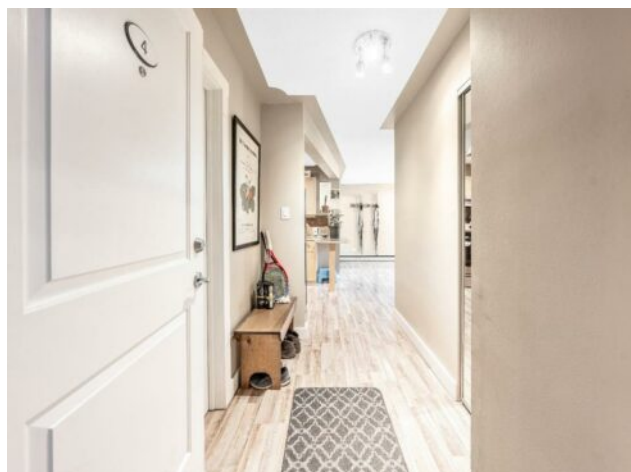


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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4, 310 22 Avenue SW
Calgary, Alberta

MLS # A2224210



\$235,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	751 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

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.