

**311, 317 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2204235**



**\$325,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	520 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Some places just feel right. Maybe it's the 10ft ceilings and extra windows that give it that spacious, airy vibe. Maybe it's the heated floors that make winter mornings a little less cruel. Or maybe it's the private balcony where you can grill up something delicious while soaking in the energy of Mission. The kitchen? Modern, sleek, and actually functional (hello, storage!). The bathroom? No basic builder-grade here&mdash;it's got a fully tiled shower and a floating vanity with built-in lighting. The bedroom? Cozy, quiet, and comes with a ceiling fan because a good sleep is the vibe. Oh, and did we mention the extras? You've got in-suite laundry (so long, laundromats), air conditioning (not always a given in Calgary), underground parking (no more scraping ice off your windshield), a storage locker (for all your extra gear), and yes&mdash;it's pet-friendly too! Now, let's talk location. You're steps from the Elbow River Pathway (morning jogs just got scenic), MNP Sports Centre (because gym memberships should actually be used), and all the restaurants, bars, and cafes that make 4th Street the go-to spot. The LRT, Stampede Grounds, and downtown are a short walk away, so whether you're commuting or heading out for the night, you're set. This isn't just a condo&mdash;it's your future favourite place to be.