

312, 317 22 Avenue SW  
Calgary, Alberta

MLS # A2281661



**\$494,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 564
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Welcome to this exceptional 2 bedroom, 2 bathroom corner unit in the sought-after Tela Building, ideally located on arguably Mission's best street 22nd Avenue SW. Just steps from the area's top inner-city amenities, this street-facing condo is tucked on a quiet, tree-lined block and offers the perfect blend of privacy, light, and location. Situated in the northwest corner of the third floor, this bright and airy home features 9-foot ceilings, central air-conditioning, a thoughtfully designed 870 sq ft floorplan, and two titled underground parking stalls plus a storage locker. Large windows throughout flood the space with natural light, while downtown views can be enjoyed from both the primary bedroom and the private balcony. The open-concept kitchen is designed for both everyday living and entertaining, complete with a central island with quartz countertops, stainless steel appliances, and seamless flow into the dining and living areas. Step outside to the balcony overlooking mature trees, with sightlines north to downtown and west toward 4th Street, and a gas line for BBQ. The spacious primary bedroom offers a peaceful retreat, overlooking a beautiful mature tree that creates a canopy of greenery in the spring. The attached ensuite features double quartz vanities, tile flooring, and a large walk-in shower. The second bedroom is generously sized with west-facing windows for warm afternoon light and is conveniently located near the full second bathroom ideal for guests. Additional highlights include pet-friendly living, secure underground parking with side by side stalls, secure bike storage and unbeatable access to Mission's vibrant shops, restaurants, grocery stores, banks, transit, and professional services along 4th Street. Enjoy walking or cycling the Elbow River pathways, located less than five minutes from your door. This is a fantastic opportunity to

enjoy quiet, inner-city living in one of Calgary's most desirable neighbourhoods.