

106, 333 22 Avenue SW  
Calgary, Alberta

MLS # A2285295

**\$289,900**



<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	603 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Discover the perfect blend of style, convenience, and investment potential in this chic condo located in the heart of Mission—a rare find in a concrete 6-storey building! Whether you're a first-time buyer looking for your dream home or an investor seeking a prime rental opportunity, this unit offers exceptional value in one of Calgary's most vibrant communities. Step into a bright and spacious living area featuring hardwood floors and large south-facing windows that fill the space with natural light. The stylish kitchen is a chef's delight, with granite countertops, a sleek tile backsplash, matching stainless steel appliances, and a convenient breakfast bar;ideal for casual dining or entertaining friends. The open-concept living and dining areas provide plenty of space for relaxing or hosting, and you'll love stepping out onto the patio, perfect for outdoor gatherings or unwinding after a long day. The bedroom offers a generous full-width closet and direct access to a modern en-suite, complete with granite counters & a tiled shower. With in-suite laundry, a titled parking stall in the heated parkade, a storage locker, and access to a stunning rooftop patio with city views, this condo has everything you need for comfortable urban living. Plus, the building is meticulously maintained with exceptional management, ensuring your investment is well-protected. Located in the sought-after Mission neighborhood, you'll be within walking distance of trendy restaurants, cozy cafes, parks, and transit, with easy access to major routes;making it a fantastic location for both living and renting. Don't miss out on this incredible opportunity to own in one of Calgary's best communities;whether you're starting your homeownership journey or expanding your investment portfolio, this condo is a smart choice!