

# \$239,900 - 413, 324 22 Avenue Sw, Calgary

MLS® #A2238314

**\$239,900**

1 Bedroom, 1.00 Bathroom, 585 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Bright sunny top floor unit on the front side of this quaint 16 unit concrete building. As you enter the well designed space you are welcomed by a spacious private foyer. There is a distinct modern feel with the blend of espresso and stainless steel cabinetry in the kitchen. The layout is perfect with plenty of counter space, cupboards, sit up eating bar and opening window. The large comfortable living room features French doors to the sunny south deck where you can sit and enjoy the tree line. Well located directly across from the bathroom is the large bedroom that easily can accommodate a king size bed. Four piece bathroom offers a vessel style sink and soaker tub for relaxing. In suite laundry features a stacked washer and dryer that are conveniently located in the hallway away from the main living area. Parking stall is at the back of the building and is easy to access. Fantastic location in the heart of Mission only steps to 4th Street restaurants and shops. Close to 17th Avenue and Stampede Grounds.

Built in 1966

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2238314  |
| Price      | \$239,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 585               |
| Acres          | 0.00              |
| Year Built     | 1966              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 413, 324 22 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0H4               |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, French Door, Open Floorplan, Vinyl Windows                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings, Microwave Hood Fan |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 9th, 2025  |
| Days on Market | 55              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

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