

# \$325,000 - 311, 317 22 Avenue Sw, Calgary

MLS® #A2204235

**\$325,000**

1 Bedroom, 1.00 Bathroom, 520 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

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—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—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 caf  s 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—it's your future favourite place to be.

Built in 2017



## Essential Information

MLS® #	A2204235
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	520
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	311, 317 22 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H6

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
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Construction            Brick, Stucco, Wood Frame

**Additional Information**

Date Listed            March 20th, 2025  
Days on Market        49  
Zoning                  DC

**Listing Details**

Listing Office           eXp Realty

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