

**309, 515 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2169895**



**\$389,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	727 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 547
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Storage		

**Inclusions:** N/A

Luxury Two-Bedroom Condo in the Vibrant Heart of Cliff Bungalow/Mission! Discover the epitome of urban living in this beautifully renovated two-bedroom condo, perfectly situated just half a block from the bustling shops, cafes, restaurants, and nightlife of Mission. Offering 727 square feet of modern downtown living, this third-floor unit features engineered hardwood floors, elegant granite countertops, and a high-end stainless steel appliance package. Relax and unwind on your private balcony, overlooking a picturesque tree-lined street, where you can enjoy your morning coffee or an evening drink. This empty condo is in a coveted building where listings are rare, enhancing its exclusivity. Pets are welcome with board approval, and the assigned Parking Stall #1 is conveniently located just steps from the back door. Enjoy comprehensive convenience with condo fees covering all utilities except electricity. The bathroom includes a luxurious soaker tub and refined finishes. Both bedrooms are generously sized to ensure comfort, complemented by custom Storex shelving. This quiet concrete building also has its own in suite laundry facilities. The kitchen is thoughtfully designed with its own pantry and extra storage space for larger appliances and additional provisions. Embrace the allure of inner-city living with this exceptional condo. Contact your favourite realtor today to schedule a viewing and transform your lifestyle!