



THE
A-TEAM

**RE/MAX
FIRST**

321 22 Avenue #2, Calgary T2S 0H3

MLS® #: **A2125408**

Area: **Mission**

Listing Date: **04/23/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1941**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **744**
Low Sqft:
Ttl Sqft: **744**

Access:
Lot Feat:
Park Feat:

Stall

DOM

26

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`5" x 4`0"
Storage	Main	3`6" x 6`5"
Kitchen	Main	5`5" x 10`4"
Dining Room	Main	5`11" x 10`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`0" x 14`8"
Bedroom - Primary	Main	11`10" x 10`6"
4pc Bathroom	Main	5`0" x 9`10"
Laundry	Main	6`1" x 2`8"

Legal/Tax/Financial

Condo Fee:
\$510

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0611892**

Remarks

Pub Rmks: **Location, location, location! A fantastic investment opportunity in the heart of trendy Mission. A historic building fully renovated in 2010 while maintaining the character. This unit is located on the FRONT of the building with a private entrance and features a unique floor plan that includes a large living room finished with hardwood flooring, a cozy gas fireplace and a west facing Juliet balcony. The large bedroom has an oversized window bringing in lots of natural light. A well appointed kitchen features granite counter tops, stainless steel appliances and a spacious dining area. The 4 piece bathroom and in suite laundry complete the space. This unit comes with an assigned covered parking stall at the back of the building with a plug in. This unit also has the convenience of street parking. Unbeatable location in mission, close to public transit, and the restaurants and shops of 4th Street and 17th Avenue. Don't miss this investment opportunity and call for your viewing today!**

Inclusions: **NA**
Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





