



THE
A-TEAM

**RE/MAX
FIRST**

333 22 Avenue #106, Calgary T2S 0H3

MLS® #: **A2155495**

Area: **Mission**

Listing Date: **08/26/24**

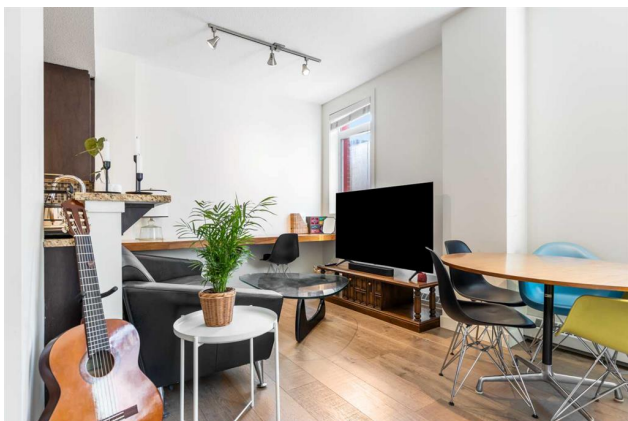
List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **603**
Low Sqft:
Ttl Sqft: **603**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

24

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`3" x 10`2"
Kitchen	Main	13`3" x 8`8"
Foyer	Main	11`5" x 8`10"

Room	Level	Dimensions
Dining Room	Main	8`5" x 12`6"
Bedroom	Main	9`0" x 12`5"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$413

Title: **Fee Simple**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Monthly

Legal Desc: **0814687**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**

Property Listed By: **Royal LePage Benchmark**

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