



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**525 22 Avenue #102, Calgary T2S 0H5**

MLS®#: **A2172435**      Area: **Cliff Bungalow**      Listing Date: **10/15/24**      List Price: **\$219,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 04-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1965**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Off Street, Stall**

Finished Floor Area

Abv Sqft: **555**  
 Low Sqft:  
 Ttl Sqft: **555**

DOM

**37**  
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: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`2" x 14`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`7" x 5`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 5`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`10"</b>	<b>Storage</b>	<b>Main</b>	<b>4`3" x 3`1"</b>

Legal/Tax/Financial

Condo Fee: **\$508**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

Monthly

Legal Desc: 0715084

Remarks

Pub Rmks: Discover an unbeatable location at an exceptional price, just steps from Downtown! Nestled in the trendy Cliff Bungalow area, this fantastic one-bedroom suite is surrounded by vibrant restaurants, bars, cafés, boutique shops, Stampede Park, 17th Avenue, and the Elbow River—all that Mission has to offer. The suite features modern upgrades, including stylish dark cabinets, laminate countertops, stunning hardwood floors, and stainless-steel appliances, along with the convenience of in-suite German laundry set, all new LED lights and additional storage. The open-concept layout creates a spacious and inviting atmosphere that many desire today. This well-maintained 16-unit concrete building boasts low condo fees and includes one parking stall conveniently located just outside the back door, with additional street parking available. Pets are welcome with board approval! Offering maintenance-free living, this condo is the perfect opportunity for first-time homeowners or anyone looking for a great income property. Don't miss out on this truly exceptional value! Call your favorite realtor for a private showing today.

Inclusions: N/A  
Property Listed By: Century 21 Bamber Realty LTD.

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







