

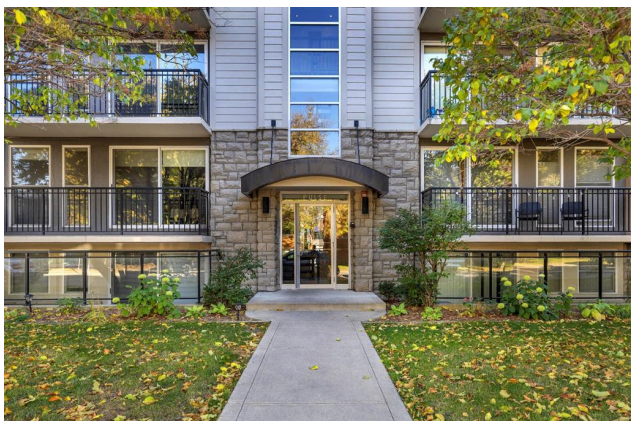


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**515 22 Avenue #309, Calgary T2S 0H5**

MLS® #: **A2185474**      Area: **Cliff Bungalow**      Listing Date: **01/06/25**      List Price: **\$374,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2011**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Off Street,Plug-In,Stall**

Finished Floor Area

Abv Sqft: **727**  
 Low Sqft:  
 Ttl Sqft: **727**

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Granite Counters,No Smoking Home,Storage**  
 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>15`4" x 11`8"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`0" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 9`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 5`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`10" x 2`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>7`1" x 3`10"</b>			

Legal/Tax/Financial

Condo Fee: **\$547**      Title: **Fee Simple**      Zoning: **M-C2**

Legal Desc:

1012229

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Make a lifestyle move and enjoy living in an updated Two-Bedroom Condo in the Vibrant Heart of Cliff Bungalow/Mission! Ready for immediate possession! 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 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!**

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

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

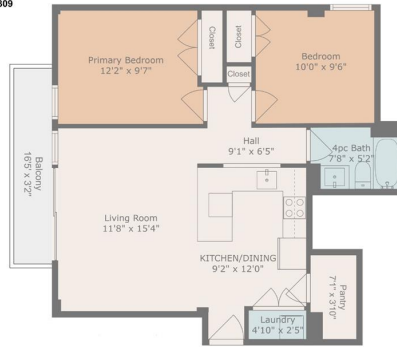








515 22 Ave SW #309



Date: Oct 4, 2024  
Property Type: Apartment  
Main Floor: 727 sq ft / 67.54 sq m2

Total RMS: 727 sq ft / 67.54 sq m2

\*\*\* All Measurements adhere to RECA and RMS standards \*\*\*

Sean Cochlan

