



THE
A-TEAM

**RE/MAX
FIRST**

534 22 Avenue #303, Calgary T2S 0H6

MLS® #: **A2197216**

Area: **Cliff Bungalow**

Listing Date: **02/27/25**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,157**
Low Sqft:
Ttl Sqft: **1,157**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

0
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Carport,Parking Pad**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stone,Stucco,Wood Frame,Wood Siding**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	8`0" x 4`10"	4pc Bathroom	Main	7`5" x 7`5"
Balcony	Main	4`5" x 16`4"	Bedroom	Main	12`4" x 12`11"
Bedroom	Main	10`10" x 9`7"	Dining Room	Main	7`2" x 12`5"
Kitchen	Main	11`3" x 9`9"	Living Room	Main	16`3" x 16`2"
Bedroom - Primary	Main	15`3" x 12`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$766

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0610258

Remarks

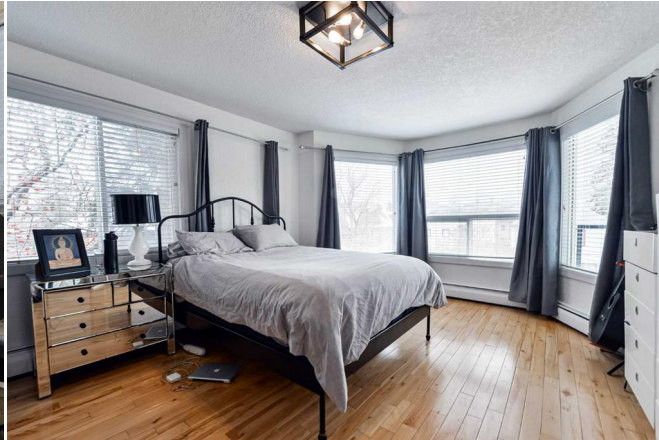
Pub Rmks: **Welcome to this exceptional top-floor unit located in the highly desirable neighborhood of Cliff Bungalow. This rare 3-bedroom condo offers an unparalleled blend of modern living, convenience, and urban charm—all within walking distance to downtown and the vibrant atmosphere of Mission. Nestled on a quiet, tree-lined street, this home provides the perfect balance between city living and a peaceful retreat. Just steps away from downtown and some of the city's most popular boutiques, restaurants, and cafés, you can fully embrace the vibrant downtown vibe while enjoying the tranquility of your own space. Large windows fill the unit with natural light and offer spectacular views of the city skyline from multiple rooms. The beautifully updated interior features fresh paint and brand-new hardwood flooring throughout the main living areas. The open-concept floor plan creates a bright and airy feel, seamlessly connecting the living spaces. The gourmet kitchen is a chef's dream, complete with stainless steel appliances, granite countertops, an oversized island, and an abundance of cabinetry—perfect for both cooking and entertaining. Adjacent to the kitchen is a sunlit dining nook that flows into the cozy living room, where a classic fireplace mantle adds warmth and charm. Sliding doors lead to an expansive deck, offering breathtaking views of downtown. The spacious primary suite is a true sanctuary, featuring a charming bay window with stunning city views, a private 3-piece ensuite, and a generous walk-in closet. Two additional bedrooms provide flexibility for a variety of needs, whether you require space for guests, a home office, or a fitness area. Convenience is key with in-suite laundry, ample storage throughout, a separate storage locker and an assigned parking stall. This well-managed condo complex is in excellent financial health, offering peace of mind with a strong reserve fund. The unit includes covered, paved parking for added convenience. It's a rare opportunity to own a 3-bedroom top-floor unit in one of Calgary's most sought-after neighborhoods.**

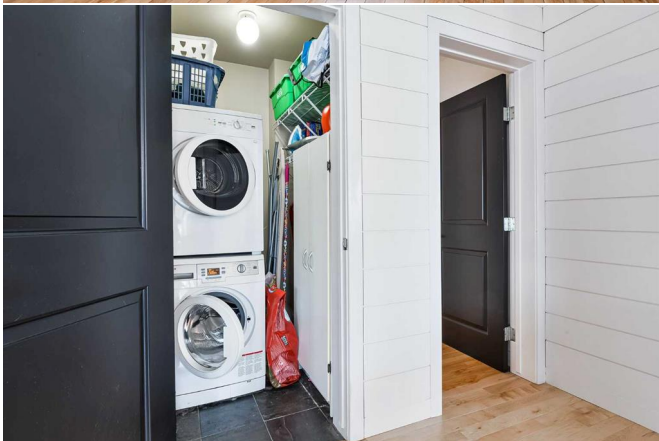
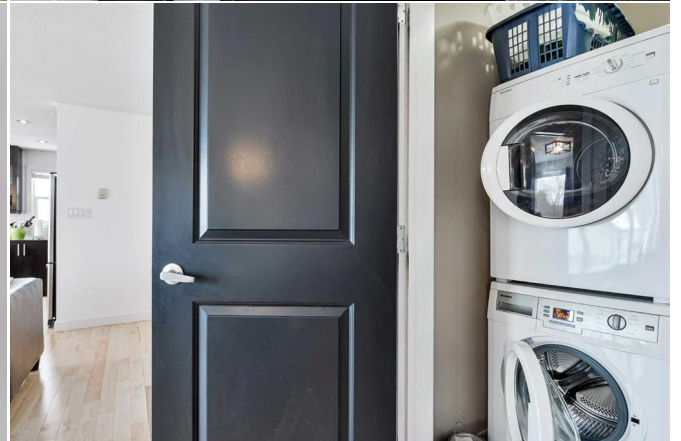
Inclusions: **All Light Fixtures**
Property Listed By: **RE/MAX Realty Professionals**

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









303-534 22 Ave SW, Calgary, AB

Main Floor Interior Area 1157.56 sq ft



PREPARED 20200214



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.