



THE A-TEAM

RE/MAX FIRST

317 22 Avenue #311, Calgary T2S 3H6

MLS® #: A2204235 Area: Mission Listing Date: 03/20/25 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: 2017

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: 519
Low Sqft:
Ttl Sqft: 519

DOM

16
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment-Single Level Unit

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: In Floor
Sewer:
Ext Feat: Balcony, BBQ gas line

Construction: Brick, Stucco, Wood Frame
Flooring: Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Int Feat: Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-header 'Legal/Tax/Financial'.

Condo Fee: \$331 Title: Fee Simple Zoning: DC
Fee Freq: Monthly

Legal Desc: 1711689

Remarks

Pub Rmks:

Some places just feel right. Maybe it's the 10ft ceilings and extra windows that give it that spacious, airy vibe. Maybe it's the heated floors that make winter mornings a little less cruel. Or maybe it's the private balcony where you can grill up something delicious while soaking in the energy of Mission. The kitchen? Modern, sleek, and actually functional (hello, storage!). The bathroom? No basic builder-grade here—it's got a fully tiled shower and a floating vanity with built-in lighting. The bedroom? Cozy, quiet, and comes with a ceiling fan because a good sleep is the vibe. Oh, and did we mention the extras? You've got in-suite laundry (so long, laundromats), air conditioning (not always a given in Calgary), underground parking (no more scraping ice off your windshield), a storage locker (for all your extra gear), and yes—it's pet-friendly too! Now, let's talk location. You're steps from the Elbow River Pathway (morning jogs just got scenic), MNP Sports Centre (because gym memberships should actually be used), and all the restaurants, bars, and cafés that make 4th Street the go-to spot. The LRT, Stampede Grounds, and downtown are a short walk away, so whether you're commuting or heading out for the night, you're set. This isn't just a condo—it's your future favourite place to be.

Inclusions:

n/a

Property Listed By:

eXp Realty

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





