

# \$325,000 - 311, 317 22 Avenue Sw, Calgary

MLS® #A2204235

**\$325,000**

1 Bedroom, 1.00 Bathroom, 520 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

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.

Built in 2017



## Essential Information

MLS® #	A2204235
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	520
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	311, 317 22 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H6

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
-------------------	-----------------------

Construction      Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed      March 20th, 2025

Days on Market    35

Zoning             DC

### **Listing Details**

Listing Office      eXp Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.