

# \$239,900 - 205, 324 22 Avenue Sw, Calgary

MLS® #A2239750

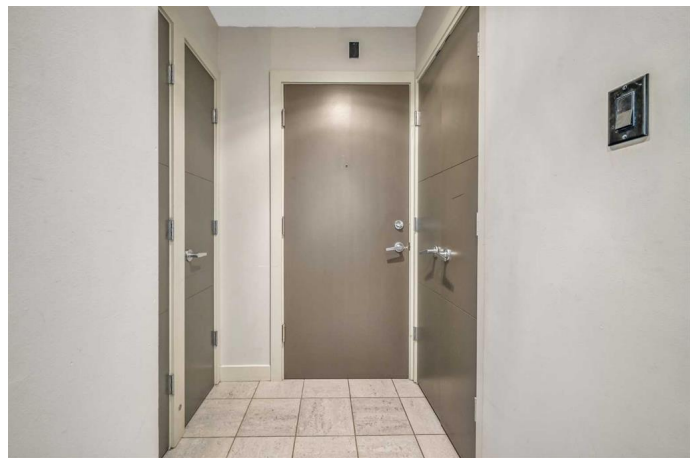
**\$239,900**

1 Bedroom, 1.00 Bathroom, 586 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this bright & inviting 1 bed, 1 bath condo in one of Calgary's most WALKABLE & sought-after neighbourhoods—Mission. With 586 SqFt of OPEN-CONCEPT living, this SOUTH-FACING unit offers comfort, charm, & a lifestyle that's hard to beat. Wake up, sip your morning coffee on the SUNNY BALCONY, then head out for a jog or bike ride along the ELBOW RIVER PATHWAYS and LINDSAY PARK—just 5 min away. Inside, you'll love the kitchen with a functional island (perfect for two stools), ideal for casual meals or entertaining friends. The 4-piece bathroom features a deep soaker tub with a FULL TILE surround, and the added convenience of IN-UNIT LAUNDRY and an assigned PARKING STALL makes daily life seamless. Tucked just off 4th Street, you're steps from some of the BEST RESTAURANTS in the city like KIM'S KATSU, CARINO, BLOWERS & GRAFTON, MERCATO, OEB, ANEJO, and more. Public transit is just around the corner (on 4th street), making commuting easy. Hotspots like the MNP Sports Centre, Stampede Grounds, 17th Ave, and the BMO Centre are all within minutes as well. Built in a solid CONCRETE BUILDING, this home offers quiet living on a QUIET STREET and long-term durability—a rare find in this price range. This isn't just a condo—it's a lifestyle. Spend your weekends discovering new restaurants, walking to local events, or catching a game or



concert at the Saddledome or future SCOTIA PLACE ARENAâ€”a nearly \$1 BILLION project set to be completed in Fall 2027, just 6 minutes away. Whether you're a FIRST-TIME BUYER, YOUNG PROFESSIONAL, or INVESTOR, this is a smart opportunity in a high-demand area with long-term upside. Missionâ€™s combination of charm, location, and future growth makes it one of Calgaryâ€™s most livableâ€”and investableâ€”communities. Donâ€™t miss your chance to call this place home. Book your showing today and step into a lifestyle youâ€™ll love.

Built in 1966

**Essential Information**

MLS® #	A2239750
Price	\$239,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	586
Acres	0.00
Year Built	1966
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	205, 324 22 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H4

**Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

## Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Real Broker
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