

# \$235,000 - 4, 310 22 Avenue Sw, Calgary

MLS® #A2224210

**\$235,000**

2 Bedroom, 1.00 Bathroom, 751 sqft

Residential on 0.00 Acres

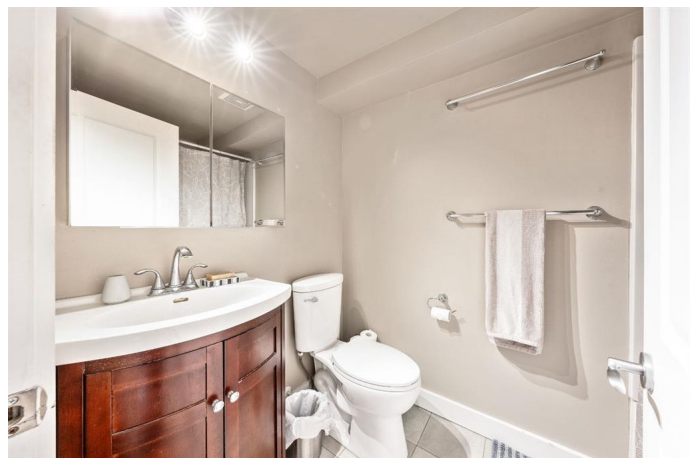
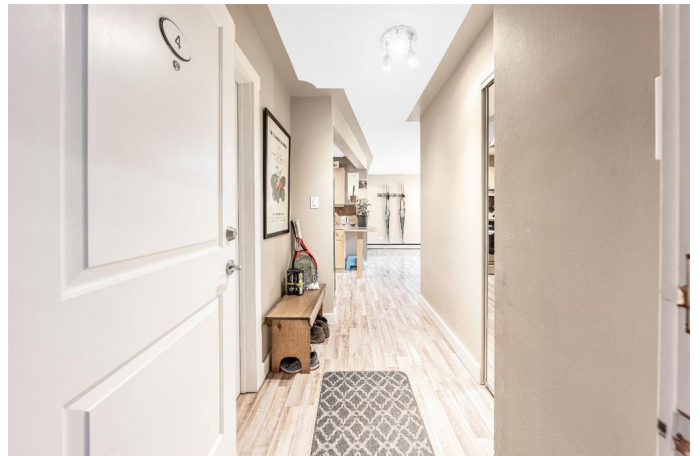
Mission, Calgary, Alberta

Discover unbeatable value in this charming 2-bedroom condo, just one block from 4th Street in the historic, ultra-desirable Mission community. Tucked away on a peaceful, tree-lined street, this well-managed concrete building offers immaculately maintained common areas and exceptionally low condo fees— inclusive of heat, water, and sewer. Step into an open-concept layout designed for both comfort and flexibility: two generously sized bedrooms placed at opposite ends— ideal for roommates or guests— flanked by a spacious living + dining area, a 4-piece bathroom, and stellar storage, including a 7'7" x 3'3" locker conveniently down the hall.

This corner unit floods with natural light through multiple large windows and showcases durable laminate flooring, sleek stainless-steel appliances, and the convenience of a European-style in-suite washer/dryer.

Parking? Secure your spot via an annual lottery. Location? A dream— steps to the Elbow River, an extensive pathway system, and a vibrant array of local shops, caf s, and restaurants. Plus, you're just a short walk to downtown and the MNP Sports Centre.

Whether you're a first-time buyer or an investor, this condo delivers the perfect trio — location, lifestyle, and value.



Built in 1957

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224210          |
| Price          | \$235,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 751               |
| Acres          | 0.00              |
| Year Built     | 1957              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4, 310 22 Avenue Sw |
| Subdivision | Mission             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2S0H4              |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | None             |
| Parking   | None, Off Street |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Range |
| Heating           | Baseboard, Forced Air                                   |
| Cooling           | None                                                    |
| # of Stories      | 4                                                       |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

Construction            Brick, Wood Frame

**Additional Information**

Date Listed            August 8th, 2025  
Days on Market        78  
Zoning                 DC (pre 1P2007)

**Listing Details**

Listing Office           CIR Realty

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