



**DJ Golden**  
**REAL ESTATE**

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**4, 310 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2192596**



**\$240,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	751 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Exceptional Value for this Inner City 2 bedroom Condo. This location is unbeatable! Just a short block from 4th Street, nestled on a peaceful, tree-lined street in the historic and highly sought-after community of Mission. This well-managed and well-maintained concrete building features impeccably clean common areas and low condo fees that cover heat, water, and sewer. Enjoy a fabulous open concept layout with two spacious bedrooms located on opposite ends of the unit, ensuring great privacy for roommates. The property includes a large living and dining area, a four-piece bathroom, and ample storage (including a storage unit measuring 7'x3'x3' located just down the hall). The unit has laminate flooring throughout, stainless steel appliances, and a European-style washer/dryer with in-suite laundry! As a corner unit, it boasts plenty of large windows that fill the space with natural light. Parking is allocated through an annual lottery. Just a few blocks away, you'll find the Elbow River and our extensive bike and pathway system. The vibrant, walkable community is home to numerous shops, restaurants, and cafes, all within a short stroll to downtown, and the MNP Sports Centre. This condo is an ideal spot for a first-time buyer or as an investment opportunity.