

\$324,900 - 301, 534 22 Avenue Sw, Calgary

MLS® #A2081302

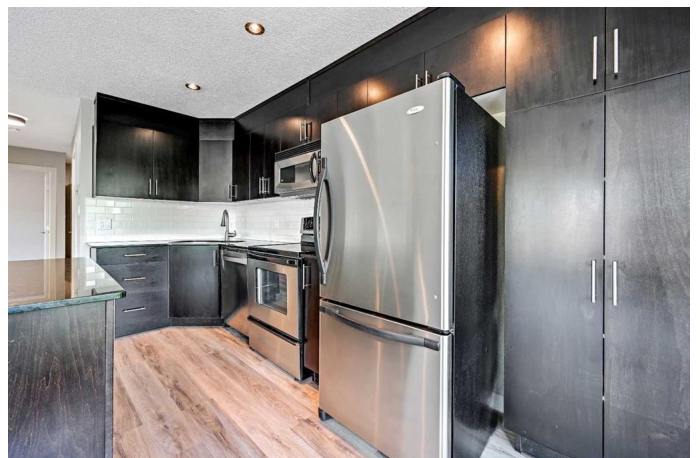
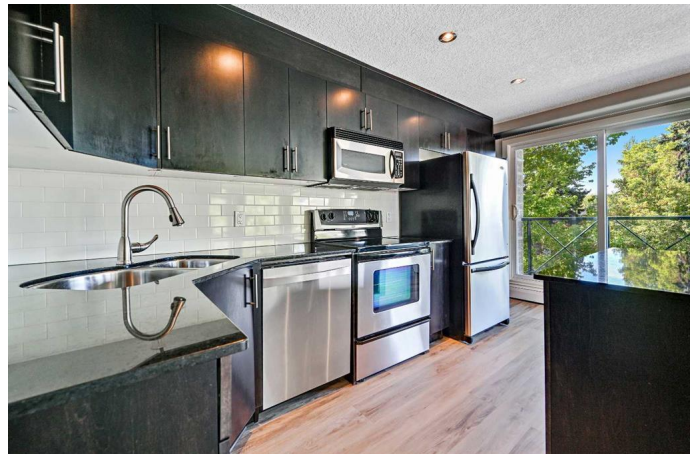
\$324,900

2 Bedroom, 1.00 Bathroom, 752 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Location! Location! Location! Welcome to this amazing 2 bedroom 1 bathroom TOP FLOOR CORNER UNIT condo located in the heart of Cliff Bungalow. This unique condo has an open concept floor plan with large expansive bay windows looking out onto the ridge of Mount Royal. Walking into the condo there is a storage room on the left and to the right is a stacked washer/dryer. Continuing through the condo there is a beautiful primary bedroom, a second bedroom down the hall and a 4 piece bathroom with a soaker tub and granite countertops! Heading out into the kitchen, dining room and living room combination you will be drawn in by the spectacular panoramic views of the core and Mount Royal. The kitchen is an entertainer's dream with stainless steel appliances and a large kitchen island boasting sleek black granite countertops. The living room is warm and cozy with an electric fireplace and the dining room has big expansive bay windows and is a great place to host a dinner party and watch the twinkling lights of the city. Imagine enjoying your morning coffee on your south facing patio basking in the sunshine and watching the world go! This condo was recently upgraded in the past few years and has newer vinyl plank floors, newer carpets, a newer kitchen tap, and a new microwave (2023). This is a fantastic condo in one of the trendiest areas of the city and is walking distance to downtown, 17th Avenue, the Elbow River pathways, The Saddledome and Stampede Park. It also has



an indoor storage unit across the hall and assigned parking in the back parking lot. This one won't last long. Call your favorite realtor today for a showing!

Built in 1976

Essential Information

MLS® #	A2081302
Price	\$324,900
Sold Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	752
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	301, 534 22 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H6

Amenities

Amenities	Storage, Trash
Parking Spaces	1
Parking	Covered, Stall

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage
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Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	3

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Street Lighting
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 20th, 2023
Days on Market	7
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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