

\$325,000 - 102, 534 22 Avenue Sw, Calgary

MLS® #A2116345

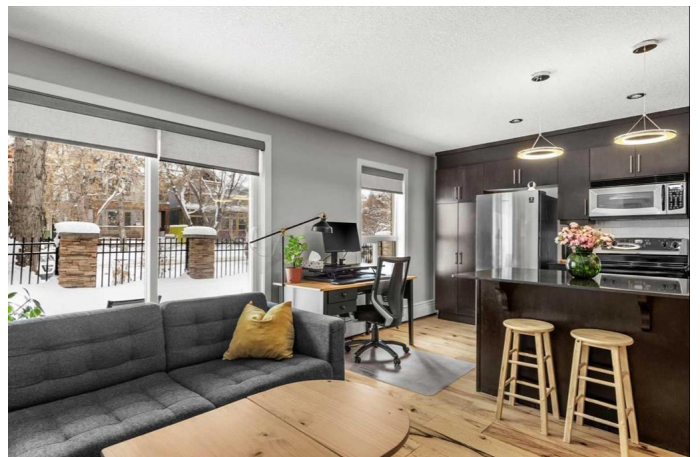
\$325,000

2 Bedroom, 1.00 Bathroom, 716 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Great opportunity for investors...tenants are in an agreement until October 31, 2024 and would stay. Perfectly nestled in heart of Mission is a rare opportunity to invest or own this impeccably updated 2-bedroom, 1-bathroom condominium. This unit is a beacon of urban sophistication and upon entry, you are greeted with a harmonious blend of convenience and style, as the space opens to reveal a sun filled living and dining area where city life is artfully brought indoors and is an entertainers dream space! Centrally poised to host and enchant is the kitchen and here is where culinary exploration becomes a daily pleasure, with a premium stainless steel appliance package (refrigerator “2021), an abundance of rich full height cabinetry, a grand kitchen island, and midnight black granite countertops providing both functionality and an aesthetic delight. Adjacent to the kitchen is the spacious living room that is infused with warmth from the elegant electric fireplace and is a comfortable place to relax and unwind after a long day at the office or after exploring the many walking paths, pubs, restaurants, and shops that lovely Mission has to offer. In the summer months you can enjoy the sunshine on the south facing patio that is easily accessed through the sliding doors. Venturing beyond the social heart of the condo, the rest of the home continues to unfold with thoughtful attention to detail. Awaiting your personal touch, the primary bedroom is an oasis of calm, offering a restful



counterpoint to the lively urban backdrop. A second bedroom, versatile and inviting, stands ready to accommodate your lifestyle, whether as a guest room, office, or creative space. The nearby 4-piece bathroom echoes the unit's overall harmony and was renovated with a designer's influence in 2021, highlighted with a deep soaker tub, glass shower doors and ceiling height tile. This spa-like space is complete with a solid wood and granite covered vanity, porcelain floors, humidity sensing fan, and a lighted mirror! The new washer/dryer combo (2024) is conveniently located out of the way and near the generously sized front entrance. The airy interior is complemented by Engineered Hickory Floors, and all original doors were removed and transformed into walkways to create the open feel. Barn doors were installed on the bathroom and primary bedroom. There is a host of recent upgrades that speak to how well this unit has been maintained and render this to become a cherished living space. The unit comes with an oversized assigned parking spot with an electrical plug and large storage locker across the hallway from the unit entrance. The building is pet friendly - with Board approval! Low condo fees! Positioned in one of Calgary's most desirable locales, this condo offers unparalleled access to the city's best - just a stone's throw away from the vibrant 17th Avenue, and only steps away to the lively 4th street corridor.

Built in 1976

Essential Information

MLS® #	A2116345
Price	\$325,000
Sold Price	\$315,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	716
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	102, 534 22 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H6

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Paved, See Remarks, Stall

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Other
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Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2024
Date Sold	April 19th, 2024
Days on Market	25
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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