

\$429,900 - 301, 317 22 Avenue Sw, Calgary

MLS® #A2123283

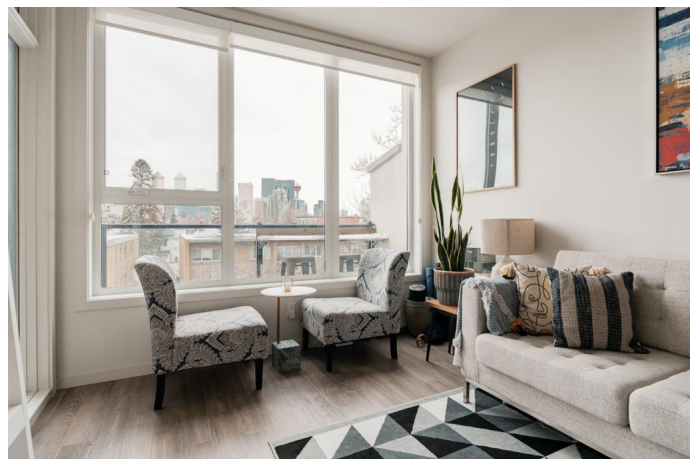
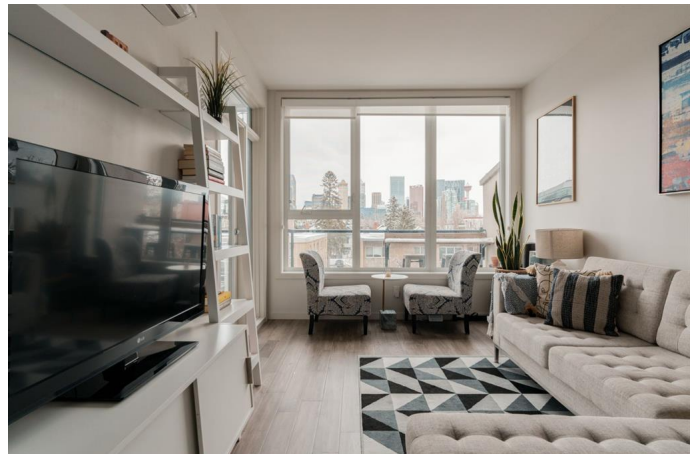
\$429,900

2 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to the TELA in Mission! This stunning 2 bed/1.5 bath unit is perfect for someone who is looking for the perfect blend of comfortable living and the inner city lifestyle. Built in 2017, this is one of the newer buildings in the community. The first thing you'll notice is the beautifully upgraded finishings including the heated engineered hardwood floors through out. The seamless transition from the kitchen, dining and living areas create a beautiful open concept living space that is highlighted by the large windows and iconic city views. The kitchen is perfect for entertaining with a large island and room for 4 bar stools. The quartz waterfall island, the quartz backsplash and pendant lighting are also upgrades. The kitchen is outfitted with high gloss cabinetry and stainless steel appliances and plenty of storage space. The dining/living space is a good size and allows for multiple options for furniture layouts. The primary bedroom has a large window so you can admire the city views from bed. The full 4-piece ensuite bathroom has plenty of storage and includes a linen closet and features sensor under mount lighting and heated tile floors. The secondary bedroom can be also utilized as an office/den. Off the kitchen is a half bath for convenience. Additional upgrades are the custom built ins in all the closets. Enjoy summer nights and the city views on the covered patio with string lights and a gas hook up for the bbq. This particular unit benefits from the extended L



shape patio and allows for additional seating at the bar area. Also included are A/C, in suite laundry, titled underground parking and a separate assigned storage locker. The Tela building is located on a beautiful tree lined street and is walking distance to some of the best restaurants and bars in Calgary. In close proximity are also the c-train, MNP centre, Safeway and the Elbow river & pathways. Find out why Mission is one of the most coveted communities in Calgary with all the amenities you need right outside your door!

Built in 2017

Essential Information

MLS® #	A2123283
Price	\$429,900
Sold Price	\$417,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	759
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	301, 317 22 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H6

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	None
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 30th, 2024
Days on Market	13
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Charles
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