

\$325,000 - 202, 534 22 Avenue Sw, Calgary

MLS® #A2123662

\$325,000

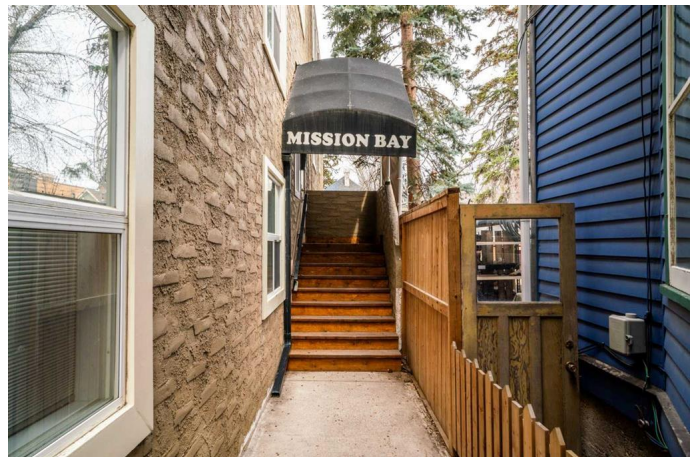
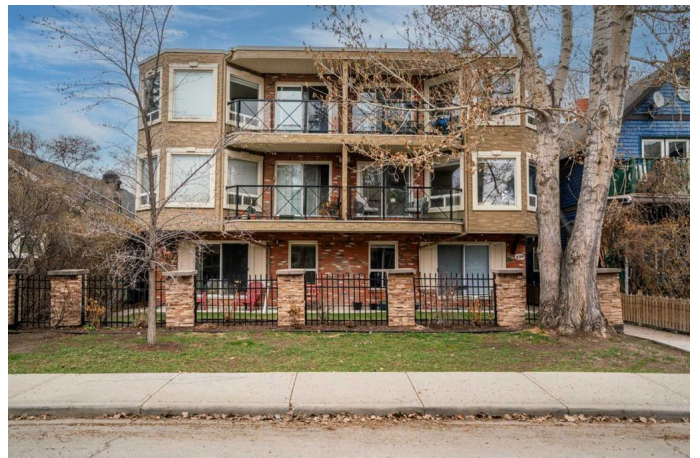
2 Bedroom, 1.00 Bathroom, 752 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

**** Don't miss out on this weekend's OPEN HOUSE: Saturday, April 27, and Sunday, April 28, from 2:00-4:00 PM ****

Uncover opulence in this modern 2 BED, 1 BATH, 752 sq. ft. condo with LOW MAINTENANCE FEES (incl. internet) and DEDICATED PARKING. Picture yourself (and your pet) living in one of the trendiest and most sought-after areas of the city, Cliff Bungalow, steps from Mission. Inside this fantastic second-floor unit, expansive bay windows create a luminous and airy open-concept design, complemented by stunning oak-engineered hardwood flooring, ensuring comfort in every corner. The updated kitchen features professionally painted cabinets (2024), new CB2 modern hardware (2024), new kitchen faucet (2024), stainless steel appliances, with a built-in microwave with hood fan (2024) and a new dishwasher (2020), ample pantry and drawer organization, and black granite countertops, perfect for cooking and hosting with guests at the large kitchen island. The living room boasts a warm ambiance from the electric fireplace, while the south-facing dining room and private covered balcony offer seamless outdoor access for barbecuing. Separated by the living area for abundant privacy, two bedrooms with newly-laid carpet (2022) and organized closets, one with California Closet built-ins, are spacious and can accommodate king-size beds. Completing the unit are the updated and luxurious 4-piece bathroom (2024) and laundry



room (2024), and large in-suite storage room with built-in shelving. For added convenience, there is a second storage room on the same level, big enough for seasonal items, bikes, skis, or winter tires, and an assigned parking stall with an electrical plug. Additional street-permitted parking is also available for a second car. Mission Bay, an exclusive 8-unit complex, is nestled on a tree-lined street among century homes and parks, one block south of 17th Avenue and one street west of 4th Street, providing an ideal backdrop for exploring the vibrant neighbourhood. Within walking distance, you'll find wonderful restaurants, shops, and conveniences, including Starbucks, Safeway, and Canadian Tire. Enjoy the outdoors and keep active at Elbow River's picturesque pathway system offering beautiful scenic walking, biking, and running paths, and MNP Community & Sport Centre. This family-friendly community boasts nearby schools, public transit, and proximity to downtown. Unit 202, adorned with recent upgrades, reflects meticulous maintenance and offers a cherished living space. It's a must-see opportunity for urban dwellers not to be missed!

Built in 1976

Essential Information

MLS® #	A2123662
Price	\$325,000
Sold Price	\$357,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	752
Acres	0.00
Year Built	1976

Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	202, 534 22 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H6

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Plug-In, Stall

Interior

Interior Features	Bookcases, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3
Basement	None

Exterior

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

Additional Information

Date Listed	April 26th, 2024
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Date Sold	May 3rd, 2024
Days on Market	7
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office Zolo Realty

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