

\$254,900 - 304, 525 22 Avenue Sw, Calgary

MLS® #A2140439

\$254,900

1 Bedroom, 1.00 Bathroom, 578 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

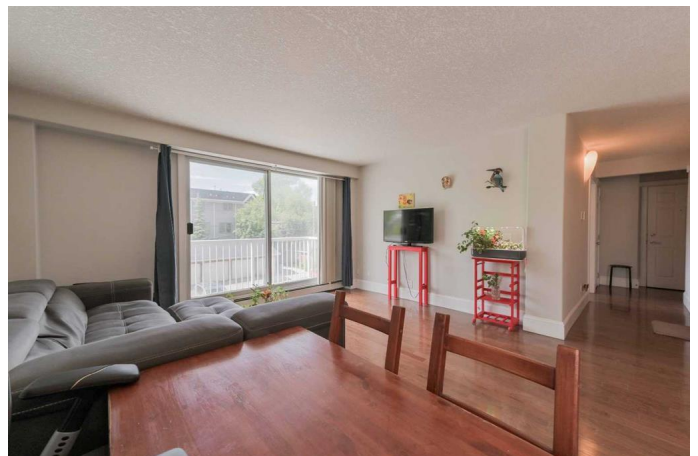
| ALL FURNITURES INCLUDED |

One-bedroom condo in the highly desirable Cliff Bungalow community. This smoke-free, pet-free, third-floor unit faces south and is ideally located off 4th Street on 22nd Avenue. This condo features hardwood floors, granite countertops, and stainless steel appliances. The open-concept living room includes sliding glass doors leading to a sunny south-facing balcony, perfect for a BBQ and seating. The kitchen is equipped with stainless steel appliances, including a dishwasher, fridge, range/oven, and washer/dryer, along with ample cabinet space. The bathroom boasts granite countertops, flooring, and shower walls, extra cabinet space, and a soaker tub/shower combo. The large master bedroom has double closets and a bright south-facing window. The well-maintained brick and concrete building is centrally located in Cliff Bungalow, within walking distance to the restaurants and shops of 4th Street and 17th Avenue, river pathways, the MNP Center, transit, and downtown. Assigned parking stall included.

Built in 1965

Essential Information

MLS® #	A2140439
Price	\$254,900
Sold Price	\$235,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	578
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	304, 525 22 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H5

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	June 12th, 2024
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Date Sold	August 20th, 2024
Days on Market	69
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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