

# \$319,900 - 201, 534 22 Avenue Sw, Calgary

MLS® #A2143271

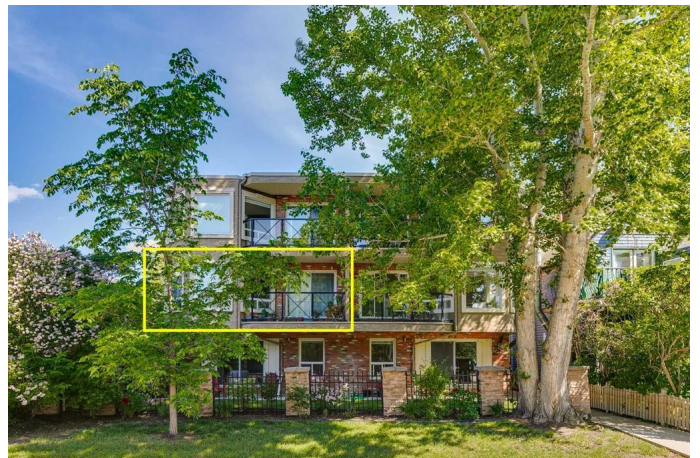
**\$319,900**

2 Bedroom, 1.00 Bathroom, 721 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Great opportunity for investors in Cliff Bungalow. Existing tenant is in an agreement until April 30, 2025 and would love to stay. Located on a quiet street in heart of Cliff Bungalow/Mission is a rare opportunity to invest and own this updated 2-bedroom, 1 full bath apartment condo. Highlights of this bright and open sun filled space are the spacious living and kitchen area which lead onto the Sunny South facing balcony. The kitchen is complemented with Stainless steel appliance package, full height cabinetry, a centre kitchen island and black granite countertops providing a purposeful food prep/dining space. Adjacent to the kitchen is the spacious living room with large South facing windows with top down/bottom. up blinds. The generously sized primary bedroom offers a calm, restful space and can easily hold a King sized bedroom suite. The second bedroom with large separate wardrobe can act as a guest room or office/creative space. The 4-piece bathroom with a deep soaker tub and ceiling height tile. The newer washer and dryer are conveniently located within the unit. Engineered Hickory Floors complete the unit. The unit comes with an 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. Located in one of Calgary's most desirable communities, this condo offers easy access to the city's best bars, pubs and restaurants - just a steps from the vibrant 17th Avenue, the 4th street Mission



Entertainment Districts and Stampede Park.  
Easy walking distance to DT.

Built in 1976

**Essential Information**

MLS® #	A2143271
Price	\$319,900
Sold Price	\$315,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	721
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

**Community Information**

Address	201, 534 22 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H6

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None

# of Stories	3
Basement	None
<b>Exterior</b>	
Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 21st, 2024
Date Sold	September 27th, 2024
Days on Market	98
Zoning	M-C2
HOA Fees	0.00

**Listing Details**

Listing Office	Sotheby's International Realty C
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