302 317 22 Avenue SW

Calgary | Active | MLS® A2350431

$414,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2017**	**762 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Located in the heart of Mission, this stylish 2-bedroom, 1.5-bathroom condo offers impressive downtown skyline views and an unbeatable inner-city lifestyle. This home is an excellent opportunity for first-time buyers, professionals, or investors looking to enjoy one of Calgary's most vibrant communities. The functional layout offers comfortable living and dining areas, two well-sized bedrooms, and two bathrooms. Step out onto the private balcony and take in the downtown skyline, adding a standout feature to this third-floor unit. Step outside and enjoy everything Mission has to offer, with some of Calgary's most popular restaurants, cafés, and bars nearby, including Carino and Blowers & Grafton, along with the shops and amenities of 4th Street. With 17th Avenue, the Elbow River pathways, and downtown all within easy reach, this location offers the perfect blend of convenience and inner-city lifestyle. Whether you're looking for a home that puts you close to everything or a well-located investment property, this Mission condo is a fantastic opportunity in one of Calgary's most desirable neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350431
Bedrooms	2
Bathrooms	2
Year Built	2017
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	762 sq. ft.
Main Level Finished Area:	762 sq. ft.
Condo Fee:	$491.09

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2017 (Age: 9)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	1711689
Heating:	In Floor
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Rough-In

Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Mission
Amenities:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Visitor Parking
Appliances:	Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Dishwasher
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Kitchen · 13' × 11'4" ·
Main Floor	Dining Room · 9' × 7'3" ·
Main Floor	Living Room · 13' × 9'10" ·
Main Floor	Bedroom - Primary · 10'3" × 9'2" ·
Main Floor	Bedroom · 8'6" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	See Remarks
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-317-22-avenue-sw-calgary-a2350431/

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