



306, 317 22 Avenue SW  
Calgary, Alberta

MLS # A2316353



**\$369,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mission                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 659 sq.ft.                         | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1 full / 1 half  |
| <b>Garage:</b>   | Parkade, Underground               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | In Floor   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 423          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Wood Frame  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting |                   |                 |

**Inclusions:** Remote Controlled Electric Blinds

Live where the action is! Welcome to the sleek and highly desirable Tela Building, perfectly positioned on a quiet street in the heart of trendy Mission. This upgraded 1-bedroom, 1.5-bathroom oasis is designed to impress. The open-concept layout creates the ultimate vibe for entertaining family and friends. Cook in style with premium Appliance package, quartz countertops, upgraded finishes, and a spacious breakfast bar perfect for casual mingling. Sunlight floods the entire space through south-facing windows, managed effortlessly by custom electric remote-controlled blinds. Stay perfectly chilled all summer with full central A/C. Step outside your door to explore Calgary's best restaurants, cafes, river walkways, and bike paths. Commuting is an absolute breeze with a short walk to the C-Train and a quick trip downtown. Complete with 1 underground heated parking stall, this property offers premium, effortless city living at its finest!