



GRASSROOTS
REALTY GROUP

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307, 317 22 Avenue SW
Calgary, Alberta

MLS # A2329716



\$355,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	690 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Gated, Guest, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Electric, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SUNDAY 2-4PM Welcome to the Tela in the heart of Mission—located on the most desirable streets, 22nd Avenue SW. This quiet, tree-lined location offers the best of inner-city living just steps from the energy of 4th Street. Kitty corner to Bodega, OEB Breakfast, and Blowers and Grafton, you can't find a better location! This gorgeous 1-bed + 1.5 bath unit offers the ideal blend of function and comfort with captivating high-end finishes throughout the home and a VIEW! With an Open-Concept layout, 9-foot ceilings, and CENTRAL A/C to keep you cool over the summer months. The large SOUTH FACING Windows bring in an abundance of natural light, creating an airy ambiance and breathing life into the home. The Chef's Kitchen is an entertainer's dream! Featuring high gloss Cabinetry, upgraded Stainless Steel Appliances, a MASSIVE KITCHEN ISLAND, and beautiful Quartz Countertops. This unit is a RARE find, with both a powder room (2pc Bath) for your guests, and an ensuite 4pc Bath attached to the Primary Bedroom. The spacious Primary Bedroom offers a peaceful retreat with Double Walk-through Closets and a well-appointed ensuite. Step out onto your private balcony—complete with a gas line for BBQ—and enjoy VIEWS and people watching in this unbeatable location! Walk to Mission's best restaurants, cafes, shops, groceries, and transit, or enjoy quick access to the Elbow River pathways just minutes away. An ideal opportunity for professionals, first-time buyers, or investors looking for premium inner-city living in one of Calgary's most sought-after communities.