



**GRASSROOTS**  
REALTY GROUP

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304, 317 22 Avenue SW  
Calgary, Alberta

MLS # A2332134



**\$335,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Mission                            |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 512 sq.ft.                         | Age:   | 2017 (9 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Parkade, Underground               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                |            |                 |
|-------------|--------------------------------|------------|-----------------|
| Heating:    | Forced Air                     | Water:     | -               |
| Floors:     | Laminate                       | Sewer:     | -               |
| Roof:       | -                              | Condo Fee: | \$ 348          |
| Basement:   | -                              | LLD:       | -               |
| Exterior:   | Brick, Stucco, Wood Frame      | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                              | Utilities: | -               |
| Features:   | Kitchen Island, Open Floorplan |            |                 |

|             |    |
|-------------|----|
| Inclusions: | NA |
|-------------|----|

**\*\*TWO TILTED PARKING STALLS\*\*** Welcome to Mission, and one of the best streets in it. River mornings, patio nights, and a downtown skyline that never gets old in a highly desired building, The Tela. A beautifully finished 1-bedroom, 1-bathroom condo in the heart of one of Calgary's most walkable inner-city neighborhoods. Step inside to wide-plank flooring, high ceilings, and you'll love the windows above the kitchen that floods the apartment with natural light rarely found in condos this size. The kitchen is the showpiece: quartz island with room to entertain, full-height cabinetry, stainless steel fridge, and a electric cooktop. Truly built for someone who actually wants to entertain, not just heat up takeout. The living room opens onto a private balcony with enough space for a BBQ, and the bedroom is generously sized with room for a proper king setup. In-suite laundry, a sleek 4-piece bath that acts as both your en suite and guest bathroom, and thoughtful storage throughout round things out. Here's the part that makes this one rare: two owned/assigned parking stalls in Mission. In a neighborhood where one stall is a luxury, two is close to unheard of. Location is the whole story here. Walk to the Elbow River pathway for morning runs, hit the MNP Community & Sport Centre for a swim or workout, and spend your evenings a block or two from 4th Street's best patios, coffee shops, and restaurants. All without touching your car! Move-in ready, and can even come fully furnished. Book your private showing today.