

# \$389,000 - 308, 317 22 Avenue Sw, Calgary

MLS® #A2220645

## \$389,000

1 Bedroom, 2.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to TELA in the heart of vibrant Mission â€” one of Calgaryâ€™s most sought-after inner-city communities! Just minutes from downtown, this meticulously maintained 700 sq. ft. south-facing condo offers stylish, low-maintenance living in a walkable, amenity-rich neighbourhood. With 8-foot ceilings and a bright open-concept layout, the 1 bedroom + 1.5 bathroom unit feels spacious and inviting from the moment you step inside. The contemporary kitchen is equipped with sleek stainless steel appliances, quartz countertops, and elegant cabinetry. A generous living area features large windows that flood the space with natural light, a wall-mounted flat screen, and an AC unit for year-round comfort. The primary bedroom is thoughtfully designed with two separate closets and a luxurious 4-piece ensuite featuring stone tile flooring. A discreet powder room adds convenience for guests. Rare Offering: This unit includes TWO titled underground parking stalls and TWO secure storage units â€” ideal for professionals, downsizers, or investors. Enjoy unbeatable access to Calgaryâ€™s best restaurants, cafes, boutiques, river pathways â€” and the downtown core â€” all just steps from your door.

Built in 2017

## Essential Information



MLS® #	A2220645
Price	\$389,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	695
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	308, 317 22 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H6

### Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Radiant
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	4
Zoning	DC

**Listing Details**

Listing Office	Sotheby's International Realty Canada
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