

\$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 — one of Calgary'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 — ideal for professionals, downsizers, or investors. Enjoy unbeatable access to Calgary's best restaurants, cafes, boutiques, river pathways — and the downtown core — 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	5
Zoning	DC

Listing Details

Listing Office	Sotheby's International Realty Canada
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