

# \$325,000 - 302, 534 22 Avenue Sw, Calgary

MLS® #A2255375

**\$325,000**

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Bright 2 Bedroom Top Floor corner unit with panoramic south facing windows! This beautiful updated condo offers an open and inviting layout filled with natural light. The main living area showcases hardwood floors, charming fireplace with mantle and access to a sunny covered glass-railed balcony. The modern kitchen stands out with an abundance of crisp white cabinetry, timeless subway tile backsplash, under cabinet lighting, quartz countertops and stylish gold hardware for a sophisticated touch. The 4pc bathroom has been tastefully renovated with a floating vanity, matching upper cabinet, tile flooring and modern barn door. The spacious primary bedroom easily accommodates a king sized bed, while the second bedroom works perfectly as a guest room. Home office or space for a roommate, both bedrooms have trendy ceiling fan lights. Storage is a breeze with a large private storage room conveniently located across the hall (big enough to fit a bicycle if needed) Additional features include in-suite laundry and a covered, assigned parking stall with electrical plug! This unbeatable location is just one street off 4th street and steps to 17th Avenue or the Elbow River pathways! You'll enjoy the best of Calgary's vibrant inner city lifestyle with restaurants, shopping, cafes and parks right at your doorstep!

Built in 1976



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255375          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 754               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 302, 534 22 Avenue Sw |
| Subdivision | Cliff Bungalow        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0H6               |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Storage, Trash  |
| Parking Spaces | 1                        |
| Parking        | Assigned, Stall, Covered |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Quartz Counters, Storage   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                       |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Electric, Mantle                                                                             |
| # of Stories      | 2                                                                                            |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Construction      | Brick, Stone, Stucco, Wood Frame |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 4                    |
| Zoning         | M-C2                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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