

\$395,000 - 206, 333 22 Avenue Sw, Calgary

MLS® #A2222729

\$395,000

2 Bedroom, 2.00 Bathroom, 786 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to your dream corner unit in the heart of trendy, walkable Mission—where boutique living meets modern convenience. Built with concrete (hello, peace and quiet), this building offers superior sound insulation and a true sense of community you won't find in mega high-rises. With very low condo fees, you can enjoy more lifestyle and less overhead.

Inside, this sun-filled, air conditioned, 2 bed, 2 full bath unit is perfectly laid out with bedrooms on opposite sides—ideal for roommates, guests, or your WFH lifestyle. The open-concept great room is spacious, flexible, and full of light thanks to its south and west exposure. Hosting? Lounging? Zoom meetings? This space handles it all. The kitchen is made for real life (and real cooking!) with granite counters, stainless steel appliances, a full walk-in pantry, and a breakfast bar that doubles as your go-to spot for coffee or cocktails. The primary suite adds bonus points with a large walk-in closet and private ensuite. Add in in-suite laundry, a private SW-facing balcony with BBQ, titled parking, separate storage, and loads of visitor parking—and you're set. Oh, and don't forget the rooftop patio—an exclusive perk with 360° city views and front-row seats for Stampede and holiday fireworks. Did I mention the building is pet friendly, so bring your furry companion!

Live steps from 4th Street's best



spotsâ€”Mercado, Purple Perk, Phil & Sebastianâ€”and just a short stroll to the LRT, Bow River pathways, Lindsay Park, and the Stampede Grounds. This is urban living done right. Move-in ready, stylish, and smartâ€”just like you.

Built in 2008

Essential Information

MLS® #	A2222729
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	786
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	206, 333 22 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H3

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Hot Water, Natural Gas
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Other
Construction	Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	2
Zoning	DC

Listing Details

Listing Office	RE/MAX Realty Professionals
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