

\$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
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.