

# \$427,500 - 406, 333 22 Avenue Sw, Calgary

MLS® #A2239466

**\$427,500**

2 Bedroom, 2.00 Bathroom, 793 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Experience inner-city luxury living in the heart of Mission—one of Calgary’s most vibrant and sought-after communities. This beautifully appointed 2-bedroom, 2-bathroom condo offers an exceptional blend of style, comfort, and convenience. Step inside to find rich hardwood floors, elegant glass tile backsplash, and sleek stainless-steel appliances that complement the modern kitchen. Both bathrooms feature deep soaker tubs, perfect for relaxing after a long day. The open-concept layout flows seamlessly to a spacious balcony with captivating city views—ideal for morning coffee or evening unwinding. Additional highlights include in-suite laundry, titled underground parking, and secure storage. Residents also have access to a stunning rooftop patio where you can take in the fireworks or enjoy Calgary’s dazzling skyline. Just steps away from 4th Street’s lively mix of gourmet restaurants, artisan coffee shops, boutique shopping, exercise facilities and scenic bike paths, this home places you in the centre of it all. With quick access to downtown, transit, and major routes, you’ll enjoy the perfect blend of urban excitement and everyday ease.

Built in 2008

## Essential Information

MLS® #                   A2239466

Price                     \$427,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 793               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 406, 333 22 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0H3               |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Parking, Roof Deck, Visitor Parking |
| Parking Spaces | 1                                                         |
| Parking        | Underground                                               |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Elevator, Kitchen Island                                                  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 6                                                                                            |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Lighting       |
| Lot Description   | Back Lane, Few Trees    |
| Roof              | See Remarks             |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 18              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.