

109, 2204 1 Street SW  
Calgary, Alberta

MLS # A2255006



## \$259,900

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission                             |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 603 sq.ft.                          | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 1                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                                                  |                   |                 |
|--------------------|----------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                                                        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                  | <b>Condo Fee:</b> | \$ 531          |
| <b>Basement:</b>   | -                                                                                | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                                              | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |                 |

**Inclusions:** None

Welcome to this sleek and updated one bedroom, one bathroom condo located in the vibrant and highly sought-after community of Mission. With brand new flooring and modern finishes throughout, this unit offers the perfect blend of comfort and style. In-suite laundry and heated underground parking adds convenience, security and warmth. The open-concept layout maximizes space and natural light, while the updated kitchen and contemporary design make it ideal for urban living. This ground floor unit has a private patio backing onto greenspace connecting you to the river. Whether you're a first-time buyer, investor, or looking for a trendy inner-city lifestyle, this property offers incredible value and versatility. The building has undergone extensive improvements, including updates to the mechanical room, water pumps, emergency generators, boilers, wiring, elevator, roof, siding, paint, and hallway foyer carpets. Walking distance to Stampede Park, Repsol Rec Centre and the BMO Centre and just steps away from the Elbow River pathways, 4th Street shops, top-rated restaurants, cafes, and downtown, this location is second to none. Enjoy the best of Calgary living in one of its most iconic neighborhoods!