



GRASSROOTS
REALTY GROUP

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218, 208 Holy Cross Lane SW
Calgary, Alberta

MLS # A2232575



\$299,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | Mission | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 669 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Guest, Heated Garage, Owned, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|------------------------------|------------|--------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 475 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

This bright second-floor unit offers easy access to the elevators, making carrying groceries a breeze. With nine-foot ceilings and a sunny south-facing exposure, the space feels open and inviting. Enjoy the added convenience of titled parking and a rare titled storage locker! The modern kitchen features maple cabinets, stainless steel appliances, and a large breakfast bar. A cozy dinette area with a chandelier adds charm. The spacious living room opens to a private south-facing balcony, perfect for relaxing in the sun. The master bedroom includes a walk-through closet leading to a cheater en suite, and the main bath also has a laundry closet. A gas outlet on the balcony makes outdoor grilling easy. Located in the heart of Mission, you're steps from scenic Bow River pathways, parks, shops, restaurants, and the Erlton LRT station. Enjoy the best of inner-city living in this fantastic location!