



GRASSROOTS
REALTY GROUP

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104, 117 23 Avenue SW
Calgary, Alberta

MLS # A2240030



\$198,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	492 sq.ft.	Age:	1966 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 360
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Bedroom closet shelving unit

Welcome Home! – a thoughtfully updated 1-bedroom, 1-bath condo in the heart of one of Calgary's most vibrant and walkable neighbourhoods. With nearly 500 sq ft of smartly designed living space, this home has been owned by the same owner for 25 years and was recently refreshed with beautiful wide plank laminate flooring, fresh paint, and a newly tiled bath. Large windows fill the home with natural light, while in-suite laundry, a functional kitchen with an eating bar and plenty of cupboard space add everyday convenience. Building amenities include an assigned parking stall and bike storage. The building has seen major upgrades including a new roof, windows, balcony restoration, and plumbing—significant investments that reduce future maintenance concerns and add long-term value for owners. Live steps from the Elbow River pathways, Lindsay Park, MNP Sport Centre, and the endless shops and restaurants along 4th Street and 17th Avenue. With downtown, Stampede Park, and transit all within walking distance, this is urban living at its best. Call today to book your viewing!