



GRASSROOTS
REALTY GROUP

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306, 112 23 Avenue SW
Calgary, Alberta

MLS # A2249143



\$248,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	457 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: TV wall mount in bedroom

Discover sophisticated urban living in this stunning condominium, perfectly situated in the vibrant and walkable community of Mission. Built-in investment opportunity with seller willing to consider renting from new owner. Nestled along the banks of the Elbow River and just steps from the lively 4th Street and 17th Avenue entertainment districts, this home offers unparalleled access to some of Calgary's best dining, shopping, and nightlife. Stay active with the nearby Repsol Centre and enjoy the convenience of easy access to transit. Inside, every detail has been thoughtfully curated by a Parsons School of Design graduate from New York City, blending style and function in a truly unique way. The kitchen showcases custom Denca cabinetry paired with premium appliances and top-of-the-line granite counters. while the luxurious 5-piece bathroom is adorned with floor-to-ceiling marble tile. Throughout the home, modern finishes and bespoke details create an atmosphere of refined elegance, making this residence as practical as it is breathtaking. Morning coffee on the balcony will be the highlight of your day featuring amazing views of the Elbow River. An amazing spot to call home!