



**GRASSROOTS**  
REALTY GROUP

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109, 2204 1 Street SW  
Calgary, Alberta

MLS # A2255006



**\$259,900**

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

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	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. 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. 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!