



GRASSROOTS
REALTY GROUP

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14, 2417 2 Street SW
Calgary, Alberta

MLS # A2265887

\$159,900



Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	355 sq.ft.	Age:	1958 (67 yrs old)
Beds:	1	Baths:	1
Garage:	None, Off Street, Other		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 414
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan		

Inclusions:	N/A
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Priced to Sell. Nicely Located in Trendy Mission! Super Cute TOP-FLOOR Condo with LOW Condo-Fees(which include heat/water and more) or as low-maintenance investment property, just steps away from Calgary's Most Vibrant Neighbourhoods. Trendy Restaurants and Walkability as an entry into Mission! Take a quick RUN on the River, Bike-Ride to work on the nearby bike-path system, or walk over to STAMPEDE PARK for an Event or Concert. This OPEN-CONCEPT 355 sqft Condo enjoys BRAND NEW Luxury Vinyl Flooring throughout the single level apartment. Tasteful Kitchen with Maple Accented Cabinetry & Fresh NEW Counters. ENJOY the West Natural Light through the Bedroom and Living Space and Private IN-UNIT WASHER comes in handy. (Tucked away in the closet) Spacious Bedroom can fit a Double or Queen Sized Bed, rare for a CONDO of this size. Clean & Tidy 4 pce Bathroom with Tile floors, sets you up for Just enough space for a busy working professional who doesn't need too much space. Affordable for First-Time Homebuyers (Cheaper-than-Rent). Quick access to downtown, Located in SUPER Vibrant MISSION Walkable/Bikeable to most amenities nearby with TRANSIT, SHOPPING, RESTAURANTS, Neighbourhood/Chain COFFEE SHOPPES, places to soak on the RIVERS' edge or walk to the NEW EVENT centre for Stampede Activities. Proximity to 17th AVE or just a few minutes to the downtown office! Large Secured Storage in the lowest level for Seasonal Items & communal Card-op Laundry in lower level for the building. Check out this Urban Living Crash Pad as a downtown base for an Active Lifestyle!