



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

310, 2204 1 Street SW
Calgary, Alberta

MLS # A2272318



\$252,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	624 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 539
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: N/A

Located in the inner-city community of Mission, this inviting third-floor apartment condo offers the convenience of urban living in a quiet setting just steps from everything. A short walk brings you to the shopping, restaurants, and pubs along 4th Street and 17th Avenue, with schools, the Stampede grounds, and the Calgary Saddledome also close by. The river pathway system is right next door, providing easy access for cycling, walking, or enjoying the outdoors, and the downtown core or Prince's Island Park are easily reached on foot or with a short drive. The unit features a spacious living room, a galley-style kitchen with an open breakfast bar, a comfortable bedroom, and a four-piece bathroom. Additional conveniences include in-suite storage, a generous balcony, and underground parking in a secure parkade complete with a carwash. Tucked away from the main streets, this home offers a peaceful place to live while keeping you connected to all the best that the area has to offer.