



206, 208 Holy Cross Lane SW
Calgary, Alberta

MLS # A2289904



\$320,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Window Coverings (sold as-is).

Tucked inside an exclusive boutique building in the heart of Mission, this beautifully refreshed 1-bedroom, 1-bathroom condo offers something truly special. An elevated, private setting overlooking the Elbow River, with peaceful views that transition effortlessly from soft morning light to sparkling city evenings. Freshly professionally painted and featuring newer flooring, the interior feels bright, refined, and completely move-in ready. The thoughtfully designed open-concept layout flows beautifully from a clean, functional kitchen - complete with stainless steel appliances, generous cabinetry + counter space - into a designated dining area perfect for intimate dinners or weekend brunch with friends. The spacious living room is warm and inviting, anchored by a cozy gas fireplace that adds both charm and comfort. From here, step out onto your private balcony - a quiet retreat for morning coffee, journaling, or unwinding with a glass of wine overlooking the river below. A dedicated home office space provides the ideal work-from-home setup, giving you separation and focus without sacrificing your living area. The spacious bedroom is designed with everyday ease in mind, featuring a walk-through closet that leads directly to the bathroom, creating a smart ensuite-style flow you'll appreciate daily. In-suite laundry adds effortless practicality. Additional features include titled heated underground parking and a separate titled storage locker, ensuring everything has its place. Located just steps from the pedestrian bridge to the MNP Community & Sport Centre, moments from the scenic Elbow River pathway system, and within walking distance to downtown, the boutique shops and award-winning restaurants of 4th Street, and the energy of the 17th Avenue Entertainment District, this address offers the perfect balance of connection and calm. This isn't just a

condo. It's a peaceful, elevated retreat in the heart of Mission. Refined, private, and effortlessly connected to everything you love about city living.