



**GRASSROOTS**  
REALTY GROUP

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

302, 117 23 Avenue SW  
Calgary, Alberta

MLS # A2292279



**\$254,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 607
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry		

**Inclusions:** NONE

Welcome to Mission living in one of Calgary's most walkable and sought-after inner-city neighbourhoods. This well-laid-out 2-bedroom, 1-bathroom condo offers comfortable living on the 3rd floor with a north-facing exposure overlooking a quiet, tree-lined street. Inside, the functional floor plan features a bright open living and dining area, a spacious kitchen with a new stainless steel dishwasher, and two well-proportioned bedrooms that provide flexibility for homeowners, guests, roommates, or a work-from-home setup. A private balcony extends your living space outdoors, while the assigned parking stall adds everyday convenience. Set just steps from the Elbow River pathways, Mission Beach, 4th Street shops, cafes, restaurants, Repsol Sport Centre, Stampede Park, transit, and the downtown core, this location offers an exceptional blend of lifestyle and practicality. Whether you are a first-time buyer, investor, or looking for a well-located inner-city home, this is a fantastic opportunity to own in a well-established building in the heart of Mission.