



**316, 208 Holy Cross LANE SW
Calgary, Alberta**

MLS # A2147766



\$449,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	867 sq.ft.	Age:	2004 (20 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Street Lighting, See Remarks		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 618
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		
Inclusions:	n/a		

For more information, please click on Brochure button below. Welcome to your new home in Elements of Mission, a well-managed, pet friendly building on the river! This stunning 1 bedroom plus den, 1.5 bath condo is one of the best in the building with south and west exposure. Enjoy sitting in your sunny living room with the comfort of air conditioning (new ductless unit). This renovated condo includes new luxury vinyl plank flooring, new smart LG kitchen appliances including dishwasher, fridge, glass top stove, oven with air fryer and new quartz counter tops. The open floor plan is perfect for entertaining with spacious living and dining areas. The large master bedroom has plenty of space for a king bed, with a separate walk-in closet with adjustable shelving system and en-suite bathroom. Extra large in-suite storage room and large front hall closet provides plenty of space for all your treasures, and your golf clubs/bikes/skis to keep the space clutter free. The den can be used as an office or spare room for guests. Additional features include in-suite laundry, natural gas hookup for BBQ, one titled underground parking stall. Walking distance to downtown, Glencoe Club, MNP Centre/Lindsay Park, Saddledome, and trendy 17 Avenue and Mission 4 Street shops and restaurants.