



**GRASSROOTS**  
REALTY GROUP

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

102, 112 23 Avenue SW  
Calgary, Alberta

MLS # A2189673



**\$249,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Mission                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Low-Rise (1-4)           |        |                   |
| Size:     | 665 sq.ft.                         | Age:   | 1970 (55 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Hot Water, Natural Gas                             | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood                     | Sewer:     | -      |
| Roof:       | Tar/Gravel   | Condo Fee: | \$ 447 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Brick, Wood Frame                                  | Zoning:    | DC     |
| Foundation: | Poured Concrete                                    | Utilities: | -      |
| Features:   | Kitchen Island, Laminate Counters, No Smoking Home |            |        |

|             |    |
|-------------|----|
| Inclusions: | Na |
|-------------|----|

Welcome to Mission, one of Calgary's most sought-after inner-city communities! This beautifully designed one-bedroom 1 bathroom condo offers the perfect blend of modern living and urban convenience, with the Elbow River and scenic walking paths just steps away. The open-concept main floor features a stylish kitchen with sleek black appliances, a tile backsplash, and rich hardwood flooring throughout. A breakfast bar adds functionality, while the bright and spacious living room provides the perfect spot to relax or entertain. Sliding glass doors lead to a private, oversized patio, offering an ideal outdoor retreat. The large primary bedroom is complemented by a 4-piece bathroom, and the unit includes the convenience of in-suite laundry and a dedicated storage room. An assigned parking stall is also included for added ease. With heat, water, and power covered in the condo fees, this home offers excellent value in an unbeatable location. Just minutes from downtown, trendy shops, cafes, parks, playgrounds, schools, and the Calgary Stampede, this is the perfect opportunity for first-time buyers, investors, or those looking to enjoy the vibrant Mission lifestyle.