



GRASSROOTS
REALTY GROUP

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**310, 2204 1 Street SW
Calgary, Alberta**

MLS # A2200168



\$249,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	619 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 539
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Urban living in desirable MISSION - don't miss this 1 bedroom condo in Mission- EAST facing with view of the RIVER! Attention first time home buyers or investors - located In one of Calgary's most coveted inner city neighborhoods, you are within walking distance of trendy cafes, award winning restaurants, 4th Street and beautiful river walks/pathways. Brand NEW flooring and new dishwasher are great additions to this already great priced condo. Enjoy the private balcony overlooking the river and inner courtyard. HUGE storage unit and easy to add in-suite laundry if you so choose - otherwise common area laundry facility is provided. Enjoy the heated underground parking stall and in-house carwash, and a well managed building that is pet friendly. All of this conveniently located near c-train and public transit. Book your showing today!