



GRASSROOTS
REALTY GROUP

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218, 208 Holy Cross Lane SW
Calgary, Alberta

MLS # A2201840



\$325,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	669 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Owned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/a

This bright second-floor unit offers easy access to the elevators, making carrying groceries a breeze. With nine-foot ceilings and a sunny south-facing exposure, the space feels open and inviting. Enjoy the added convenience of titled parking and a rare titled storage locker! The modern kitchen features maple cabinets, stainless steel appliances, and a large breakfast bar. A cozy dinette area with a chandelier adds charm. The spacious living room opens to a private south-facing balcony, perfect for relaxing in the sun. The master bedroom includes a walk-through closet leading to a cheater en suite, and the main bath also has a laundry closet. A gas outlet on the balcony makes outdoor grilling easy. Located in the heart of Mission, you're steps from scenic Bow River pathways, parks, shops, restaurants, and the Erlton LRT station. Enjoy the best of inner-city living in this fantastic location!