

414, 2204 1 Street SW
Calgary, Alberta

MLS # A2173287



\$268,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	631 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 507
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to this fantastic unit in Mission. This top-floor one-bedroom updated home, with a flex room from the primary bedroom, plus good storage space in the unit which has an open and modern design throughout. Many upgrades include kitchen cabinets, backsplash and quartz countertops, stainless steel appliances, bathroom fixtures, tiles, and laminate floors and a fresh coat of paint throughout. The additional built-in cabinets in the flex room add great functionality. Situated on a tree-lined cul de sac on the Elbow River, you can walk the river and pathway, cross the footbridge to MNP Sports Centre, it is close to 4th street shopping and dining, along with 2nd street direct access to downtown. This building offers heated underground parking with a car wash and convenient bike storage. You will love living here, in this pet friendly building that has had so many improvements already completed, such as building updates to the water pumps, mechanical room, emergency generators, boilers, elevator, roof, wiring, siding, paint, modern foyer, and hall way carpets. This quiet top floor smoke free pet free unit is flooded with light and has been well maintained by its long time owners. So much value!