

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

**MLS # A2272318**

**\$252,000**



<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	624 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 539
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters		
<b>Inclusions:</b>	N/A		

Located in the inner-city community of Mission, this inviting third-floor apartment condo offers the convenience of urban living in a quiet setting just steps from everything. A short walk brings you to the shopping, restaurants, and pubs along 4th Street and 17th Avenue, with schools, the Stampede grounds, and the Calgary Saddledome also close by. The river pathway system is right next door, providing easy access for cycling, walking, or enjoying the outdoors, and the downtown core or Prince's Island Park are easily reached on foot or with a short drive. The unit features a spacious living room, a galley-style kitchen with an open breakfast bar, a comfortable bedroom, and a four-piece bathroom. Additional conveniences include in-suite storage, a generous balcony, and underground parking in a secure parkade complete with a carwash. Tucked away from the main streets, this home offers a peaceful place to live while keeping you connected to all the best that the area has to offer.