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217, 2204 1 Street SW  
Calgary, Alberta

MLS # A2230658



**\$290,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Lands		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** Murphy bed in second bedroom, all built-ins in closets, portable A/C Unit (unattached, stored in closet by front door), all window coverings

Welcome home to the sweetest south-facing two bedroom, one bathroom, updated condo on a quiet street in the heart of Calgary's vibrant Mission district. Enjoy both a peaceful and active inner-city lifestyle, living in a building on a corner lot on a cul-de-sac with its own private yard backing on to the Elbow river, and just steps to the city's best restaurants, bike paths, Lindsay Park, MNP Centre, schools, Stampede grounds and so much more. This open concept, bright and renovated condo includes a gorgeous kitchen with stainless steel appliances, quartz counter tops, high-end fixtures, a double sink and a ton of storage. Beautiful laminate wood flooring flows through the home. The dining and living rooms are bright with access to the patio doors and south facing balcony. The primary bedroom is large with double closets and a unique nook window, adding character to the space. Natural light pours in to the second bedroom through the large bay window. The room is designed for flexible living, with a built in murphy bed (included) that can be opened up for guests and stored away so you can use the room as an office, gym, or hobby room when you have no visitors. Both bedrooms have modern updated windows and views of mature trees, adding privacy and a natural element to the home. Storage was a key consideration when designing this unit with a large storage room and coat closet when you walk in to the suite, built-in shelving in the hallway, closet organizers in both bedrooms and an updated four-piece bathroom with exceptional built-in storage for all of your linens. Park in the secure, heated underground parkade with plenty of room in front of your assigned parking spot to store your winter tires. The parkade includes a car wash bay, bicycle racks and additional motorcycle parking with board approval. The building itself has been

incredibly well maintained with many updates over the last 10 years including replaced roof, boiler, hot water tanks, elevator and upgraded electrical. The highlight of this home is the location! Walk to everything including the grocery store (Mission Safeway), amazing restaurants, bars, cafes, shopping (Mission, 17th Ave, First Street, The District in Beltline), Stampede grounds, downtown, Ertol and Stampede C-Train stations. Steps away are the river paths, Rocky Beach and Calgary's extensive bike path system. Walk down the street and across the river bridge and into Lindsay Park, with a huge green space, playground and a fantastic rec centre, MNP Community and Sport Centre. Schools in the area include Montessori, St. Monica, St. Mary's and Western Canada High Schools. Raft down the Elbow River, right to your backyard or wander with your pup over to a stunning off-leash area in Roxboro Park. This is the life! Book your showing today!