

# \$249,900 - 310, 2204 1 Street Sw, Calgary

MLS® #A2200168

**\$249,900**

1 Bedroom, 1.00 Bathroom, 619 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Urban living in desirable MISSION - don't miss this 1 bedroom condo in Mission- EAST facing with small view of the river beyond the courtyard! 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!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2200168  |
| Price          | \$249,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 619       |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 310, 2204 1 Street Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S1P4                |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Parking, Coin Laundry, Dog Park, Laundry |
| Parking Spaces | 1                                                               |
| Parking        | Parkade, Assigned                                               |
| # of Garages   | 1                                                               |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Chandelier, Granite Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings                      |
| Heating           | Baseboard, Electric                                                                        |
| Cooling           | None                                                                                       |
| # of Stories      | 4                                                                                          |
| Basement          | None                                                                                       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 96              |
| Zoning         | DC              |

### Listing Details

Listing Office

Lee Associates Calgary Inc

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