

401, 2204 1 Street SW
Calgary, Alberta

MLS # A2219214



\$279,995

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	662 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Top-Floor Condo with River Views in the Heart of Mission Welcome to Riverview Place—where location meets lifestyle. This top-floor, 2-bedroom, 1-bath condo offers the perfect blend of urban convenience and natural beauty, nestled on a quiet street with the Elbow River right in your backyard. Just steps from the vibrant energy of 4th Street and 17th Avenue, you'll love being minutes from Calgary's top restaurants, boutiques, and cafes. Walk across the bridge to the MNP Centre or enjoy an easy commute in and out of the community—no downtown traffic required. Inside, this bright and functional unit features an open-concept living and dining area, south-facing balcony for all-day sun, and vinyl plank flooring throughout. The kitchen is complete with granite countertops, while the spacious primary bedroom offers ample closet space. The second bedroom includes a charming bay window, perfect for a home office or guest room. Additional highlights include secure, underground assigned parking and unbeatable walkability. Whether you're a savvy investor, first-time buyer, or downsizer wanting to stay close to the downtown core, this is the place to be. You're not just buying a condo—you're investing in one of Calgary's most sought-after neighbourhoods.