

**304, 117 23 Avenue SW**  
**Calgary, Alberta**

**MLS # A2303070**



**\$200,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	503 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Natural Woodwork, No Smoking Home		

**Inclusions:** None

Welcome to this beautifully updated 1-bedroom, 1-bathroom apartment in the heart of Calgary's highly sought-after Mission neighbourhood — where urban convenience meets riverside living. Tucked away on a quiet, tree-lined street with mature landscaping, this bright south-facing home enjoys warm morning sunlight and a peaceful atmosphere while still being steps from everything the inner city has to offer. Inside, the unit has been recently updated, creating a clean, modern space that feels both comfortable and move-in ready. Enjoy the convenience of in-suite laundry, a dedicated parking stall, and thoughtfully designed living spaces perfect for professionals, first-time buyers, or investors. Low condo fees include both heat and water, adding exceptional value and predictable monthly costs. The location truly sets this home apart — walk to grocery stores, cafés, restaurants, the Stampede Grounds, and the Saddledome, or spend your evenings along the nearby river pathways and Mission Beach. Lindsay Park and the Repsol Sport Centre are just minutes away, making an active lifestyle effortless year-round. The well-maintained building has seen significant upgrades in recent years, including a new roof, new balconies, and updated patio doors, offering peace of mind for years to come. A rare opportunity to own a quiet retreat in one of Calgary's most vibrant and walkable communities.