

302, 117 23 Avenue SW
Calgary, Alberta

MLS # A2317540



\$225,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	1966 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: Living Room Shelving

Stampede Special!! Welcome to Mission living in one of Calgary's most walkable and sought-after inner-city neighbourhoods. This well-laid-out 2-bedroom, 1-bathroom condo offers comfortable living on the 3rd floor with a north-facing exposure overlooking a quiet, tree-lined street. Inside, the functional floor plan features a bright open living and dining area, a spacious kitchen with a new stainless steel dishwasher, and two well-proportioned bedrooms that provide flexibility for homeowners, guests, roommates, or a work-from-home setup. A private balcony extends your living space outdoors, while the assigned parking stall adds everyday convenience. Set just steps from the Elbow River pathways, Mission Beach, 4th Street shops, caf  s, restaurants, Repsol Sport Centre, Stampede Park, transit, and the downtown core, this location offers an exceptional blend of lifestyle and practicality. Whether you are a first-time buyer, investor, or looking for a well-located inner-city home, this is a fantastic opportunity to own in a well-established building in the heart of Mission.