

305, 112 23 Avenue SW
Calgary, Alberta

MLS # A2328475



\$269,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	566 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 424
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions: All window coverings, bookshelves

Aptly named "Mission On The River", residents of this pet friendly complex have their own private river bank to enjoy. This corner 1 bedroom unit offers a massive wrap around balcony with unobstructed Elbow River and downtown views! The Northwest open floor plan is spaciouly bright with tons of natural light, features hardwood, a well-appointed kitchen with a large island/breakfast bar, and large principal spaces for entertaining that walk out to the 188sq ft balcony. This will be the place for friends and family to watch those Stampede fireworks! This very special property also includes a large primary bedroom, full updated bathroom, and a large in-suite storage room with a washer and dryer. The assigned parking stall with plug-in is just steps away from the unit - you can easily see it from your apartment and is within car starter distance. Conveniently, this unit is the first unit as you enter the door from the buildings parking lot/back door. This Condominium is located in the heart of Mission, nestled between the Elbow River bank and a quiet, tree lined cul-de-sac. Within walking distance to downtown, the Erlton LRT station, shops, cafes, restaurants, bars, yoga & spin studios, Safeway, the MNP sport center, and amenities like salons and medical facilities. If immersing yourself in the beauty of the outdoors is what you are hoping for, you will enjoy taking leisurely strolls along the scenic riverbank and the Reader Rock Garden, hopping on the many river path or trail systems, or enjoy a quiet fire pit or picnic at home on the condos own private river bank. Condo fees include electricity, gas, heat, water, sewer - everything but the internet and cable! With its incredibly unique massive balcony overlooking the spectacular views of the river and downtown, unbeatable location, and generous floor plan, this residence is the perfect place to call your urban home.