

204, 112 23 Avenue SW
Calgary, Alberta

MLS # A2352278

\$220,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	565 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (PRE 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

BIG ON LIFESTYLE AND PRICED FOR VALUE! This spacious one-bedroom condo puts you in the heart of Mission, one of Calgary's most VIBRANT AND WALKABLE neighborhoods. Restaurants, lively nightlife, coffee shops, boutique shopping and riverside walking and cycling paths are all close to home. Working downtown? Leave the car parked and enjoy the walk. Set in a boutique apartment complex, the bright, open-concept layout offers a generous kitchen with plenty of cabinetry and counter space, plus a LARGE ISLAND that makes cooking and entertaining easy. SITE FINISHED HARDWOOD floors bring warmth and character throughout the living area. The large bedroom offers ample closet space, while a four-piece bathroom and in-unit laundry with a European-style washer/dryer combination and additional storage round out this practical home. PET FRIENDLY and HEAT AND ELECTRICITY INCLUDED. Includes an assigned stall in the building's private rear parking lot. The property BACKS ONTO THE RIVER, with shared outdoor space and picnic tables for residents to enjoy. A practical layout and an excellent location at an accessible price.