



THE
A-TEAM

**RE/MAX
FIRST**

208 HOLY CROSS #218, Calgary T2S 3G3

MLS® #: **A2172175** Area: **Mission** Listing Date: **10/12/24** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **662**
 Low Sqft:
 Ttl Sqft: **662**

DOM

112
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat:

Guest,Heated Garage,Owned,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`3" x 7`2"	Dining Room	Main	11`9" x 7`10"
Kitchen	Main	16`5" x 9`8"	Living Room	Main	11`9" x 11`8"
Bedroom - Primary	Main	10`11" x 11`6"			

Legal/Tax/Financial

Condo Fee: **\$454** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0413805**

Remarks

Pub Rmks: **Nestled beside the serene Elbow River, this stunning condo in Mission offers the perfect blend of tranquility and vibrant city life. Enjoy peaceful strolls along the riverbanks while being just steps away from an eclectic mix of cafes, galleries, and boutiques that define this charming neighborhood. Experience the best of both worlds—Mission's hometown charm and the dynamic Arts and Entertainment District, all within a 10-minute walk. With easy access to the MNP Sport Center and ample green space for your furry friends, this location is truly unbeatable. Step inside to find a bright, inviting space featuring nine-foot ceilings and sunny south exposure. This unit boasts a modern kitchen with maple cabinetry, stainless steel appliances, and a large breakfast bar perfect for casual dining. The spacious living room flows effortlessly to a private south-facing balcony, complete with a gas outlet for your grilling adventures. The master bedroom offers a generous size with a walk-through closet leading to a cheater en suite bathroom. The main bath conveniently includes a laundry closet, enhancing functionality. Additional highlights include titled parking and a rare titled storage locker—an added bonus that not every unit offers! With easy transit access to the Erlton LRT station, you're never far from the heart of Calgary. Embrace the vibrant community spirit of Mission and make this beautiful condo your new home!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







