



THE
A-TEAM

**RE/MAX
FIRST**

2204 1 Street #310, Calgary T2S1P4

MLS® #: **A2200168**

Area: **Mission**

Listing Date: **03/07/25**

List Price: **\$269,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **618**
Low Sqft:
Ttl Sqft: **618**

DOM

29

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:
Lot Feat:
Park Feat:

Assigned, Parkade

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Electric**
Sewer:
Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings**
Int Feat: **Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:
\$539

Title: **Fee Simple**
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9311491**

Remarks

Pub Rmks:

Urban living in desirable MISSION - don't miss this 1 bedroom condo in Mission- EAST facing with view of the RIVER! Attention first time home buyers or investors - located In one of Calgary's most coveted inner city neighborhoods, you are within walking distance of trendy cafes, award winning restaurants, 4th Street and beautiful river walks/pathways. Brand NEW flooring and new dishwasher are great additions to this already great priced condo. Enjoy the private balcony overlooking the river and inner courtyard. HUGE storage unit and easy to add in-suite laundry if you so choose - otherwise common area laundry facility is provided. Enjoy the heated underground parking stall and in-house carwash, and a well managed building that is pet friendly. All of this conveniently located near c-train and public transit. Book your showing today!

Inclusions:

n/a

Property Listed By:

Lee Associates Calgary Inc

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





