

14, 2417 2 Street SW
Calgary, Alberta

MLS # A2217242



\$195,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Mission | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 355 sq.ft. | Age: | 1958 (67 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | None, Off Street, Other | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 414 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, Open Floorplan | | |

Inclusions: n/a

****INCREDIBLY AFFORDABLE**** Super CUTE Top-Floor Condo is set just steps away from the hustle & bustle of the trendy restaurants and shoppes of 4th Street in Mission! Excellent price point for this MICRO-CONDO with easy-access for a quick RUN on the River, Bike-Ride to work on the nearby bike-path system, or walk over to STAMPEDE PARK for those 10 days of Cowboy Excitement! This OPEN-CONCEPT 355 sqft Condo enjoys BRAND NEW Luxury Vinyl Flooring throughout the single level apartment. Tasteful Kitchen with Maple Accented Cabinetry & Fresh NEW Counters. ENJOY the West Natural Light through the Bedroom and Living Space and Private IN-UNIT WASHER comes in handy. (Tucked away in the closet) Spacious Bedroom can fit a Double or Queen Sized Bed, rare for a CONDO of this size. Clean & Tidy 4 pce Bathroom with Tile floors, sets you up for Just enough space for a busy working professional who doesn't need too much space. Located in SUPER Vibrant MISSION at a Affordable PRICE point, this is an excellent entry level to the market for likely less than most RENT PRICING. Walkable/Bikeable to most amenities nearby with TRANSIT, SHOPPING, RESTAURANTS, Neighbourhood/Chain COFFEE SHOPPES, places to soak on the RIVERS' edge or walk to the NEW EVENT centre for Stampede Activities. Proximity to 17th AVE or just a few minutes to the downtown office! Parking Lottery for (5) Stalls every year (for a fee) if desired/needed. Large Secured Storage in the lowest level for Seasonal Items & communal Card-op Laundry in lower level for the building.