

**14, 2417 2 Street SW**  
**Calgary, Alberta**

**MLS # A2217242**



**\$214,500**

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

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

**Inclusions:** n/a

JUST IN TIME for SPRING & SUMMER in SUNNY Mission! This INCREDIBLY CUTE Top-Floor Condo is set just steps away from the hustle & bustle of the trendy restaurants and shoppes of 4th Street in Mission. AFFORDABLE 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.