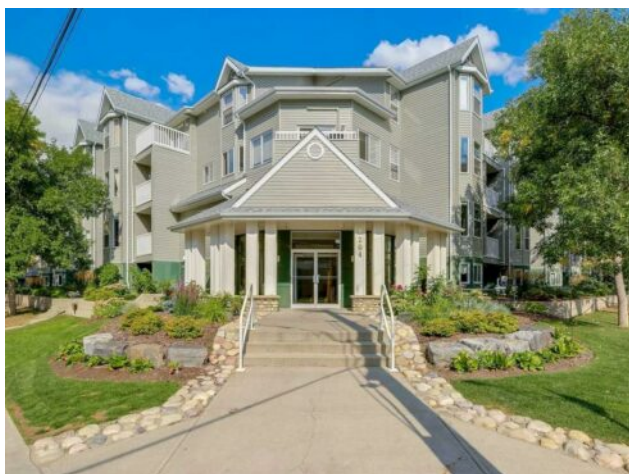


310, 2204 1 Street SW
Calgary, Alberta

MLS # A2234816



\$237,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 539
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Storage		

Inclusions: n/a

Welcome to Riverview Place – a pet-friendly building perfectly positioned along the picturesque Elbow River in the vibrant community of Mission. This well-maintained third-floor condo offers 615 sq. ft. of bright and comfortable living space with partial views of the serene courtyard and river. Inside, you’ll find a spacious one-bedroom layout featuring a sunlit living room, a galley-style kitchen complete with granite countertops, a sit-up breakfast bar, granite sink, and updated appliances. The refreshed 4-piece bathroom and ample in-unit storage add convenience and comfort. Step outside and enjoy the private courtyard or take in the natural beauty of the nearby green space along the river. Additionally, this unit comes with one underground assigned parking stall. Building amenities include heated underground parking, a car wash bay, and secure bike storage. This prime location is just blocks from the MNP Sport Centre, and within easy walking distance to boutique shops, restaurants, cafes, schools, and public transit. Riverview Place has also recently undergone significant building upgrades – including new mechanical systems, boilers, water pumps, emergency generators, electrical wiring, elevator, roof, siding, fresh paint, and updated hallway carpets – giving you peace of mind and a move-in ready home. Whether you’re a first-time buyer, downsizer, or investor, this charming unit offers exceptional value in one of Calgary’s most sought-after neighborhoods.