

\$268,300 - 405, 112 23 Avenue Sw, Calgary

MLS® #A2087168

\$268,300

1 Bedroom, 1.00 Bathroom, 613 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

RARE river front, top floor corner 1 bedroom unit with a massive balcony with unobstructed Elbow River and downtown views! This north-west open plan corner unit is bright with tons of natural light features hardwood, an updated kitchen with quartz countertops and black appliances, a large island/breakfast bar, large principal spaces for entertaining that walk out to the 188sq ft balcony!! This will be the place for friends and family to be for watching the Stampede fireworks! At over 610sq ft, this very special property also includes a large primary bedroom, full bath, a storage room with a washer and dryer, an assigned parking stall with power (that you can see from your apartment and is within car starter distance ;)) This Condominium is located in the heart of Mission, nestled between the Elbow River bank and a quiet, tree lined cul-de-sac. Within walking distance to downtown, the Erlton LRT station, shops, cafes, restaurants, bars, yoga & spin studios, grocery stores, the MNP sport center and amenities like salons and medical facilities... And if immersing yourself in the beauty of the outdoors is what you are hoping for you will enjoy taking leisurely strolls along the scenic riverbanks, the Reader Rock Garden, hoping on the many river path or trail systems or enjoying a quiet fire pit or picnic at home on the condos own private river bank!. The Condo fees include electricity, gas, heat, water, sewer, everything but the internet, phone and cable! With its incredibly unique massive top



floor balcony overlooking the spectacular views of the river and downtown, unbeatable location, generous floorplan this residence is the perfect place to call home. Call your favourite Realtor to view!

Built in 1970

Essential Information

MLS® #	A2087168
Price	\$268,300
Sold Price	\$264,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	613
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	405, 112 23 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0J1

Amenities

Amenities	Beach Access, Park, Parking, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Concrete Driveway, Paved, Stall
Is Waterfront	Yes
Waterfront	See Remarks, River Access, River Front, Waterfront

Interior

Interior Features	Kitchen Island, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Barbecue, Fire Pit
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 20th, 2023
Days on Market	8
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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