

# \$199,900 - 13, 2417 2 Street Sw, Calgary

MLS® #A2110332

**\$199,900**

1 Bedroom, 1.00 Bathroom, 410 sqft

Residential on 0.00 Acres

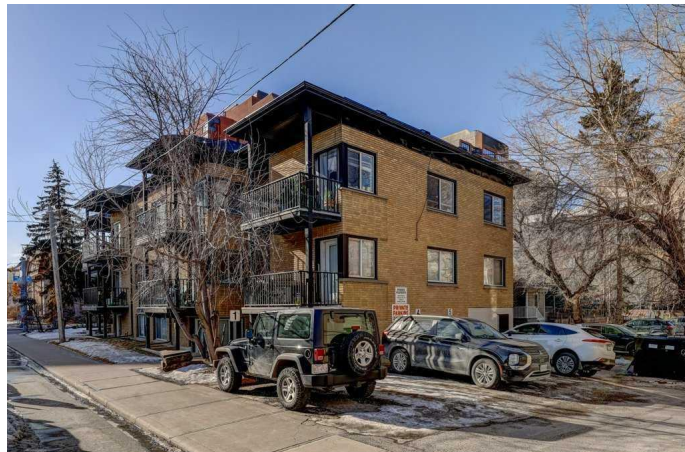
Mission, Calgary, Alberta

This is just the CUTEST!! And HOME OWNERSHIP rather than renting can be yours in this very affordable condo! Surprisingly roomy and nice and bright with big windows in every room. Hardwood floors throughout add to the flow and make for easy cleaning. The breakfast bar in the kitchen provides a great space for informal meals. The balcony is a lovely retreat that treats you to your own canopy of flowers from the big Mayflower tree that provides beauty and privacy during the summer. The bedroom can accommodate a KING bed! There is also a separate storage locker! If you're looking for something affordable in a fantastic location this is it!! Bike score is 98! Walk score is 90! - no need for a car although there is parking on a lottery system - ask for details. With this prime location in MISSION you are just steps away from an array of amenities, shops, restaurants, and walking/bike paths along the Elbow River!

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2110332  |
| Price          | \$199,900 |
| Sold Price     | \$202,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 410       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1958          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 13, 2417 2 Street Sw |
| Subdivision | Mission              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 1S9              |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Coin Laundry, Laundry, Snow Removal, Storage, Trash |
| Parking   | None, Stall                                         |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Storage                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                        |
| Cooling           | None                                                                          |
| # of Stories      | 3                                                                             |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2024 |
| Date Sold      | March 9th, 2024     |
| Days on Market | 10                  |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 0.00                |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.