

\$275,000 - 411, 2204 1 Street Sw, Calgary

MLS® #A2117586

\$275,000

1 Bedroom, 1.00 Bathroom, 652 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Top floor corner condo with ONE BED and DEN and underground PARKING stall, in a peaceful inner-city location. Riverside Place is a PET FRIENDLY condo complex right on the doorstep of the Elbow River and the pathway network. Close for shopping, amenities, sports centre, cafes and restaurants - walk to 4th Street, 17th Ave SW and downtown in minutes.

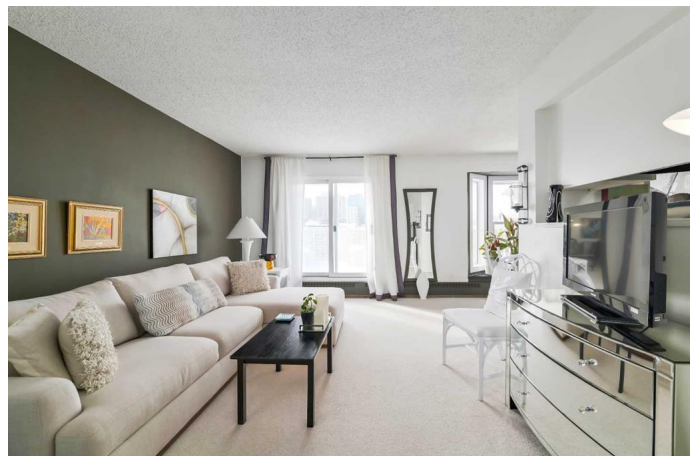
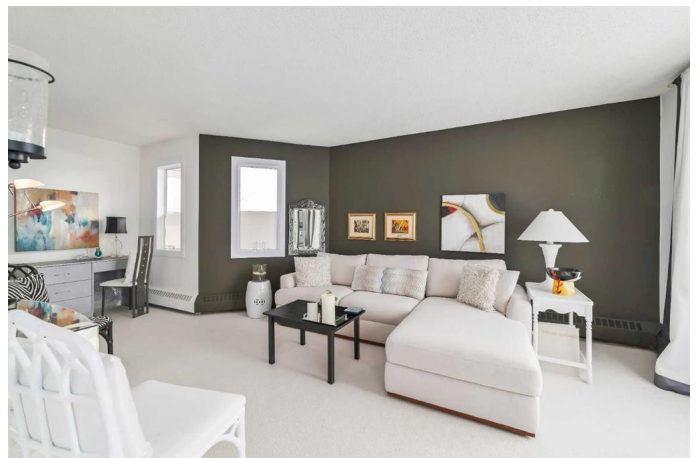
****This bright and airy apartment has been beautifully cared for by the current owner and features several modern touches. Inside the unit you will find: a spacious living room with area for a desk, perfect for working from home.**

There is also a den/flex room beautifully decorated as a library but could provide several options. Patio doors open onto a large south facing balcony (22ft wide) plenty of space for a BBQ, patio furniture and planters. A separate dining area features a practical bay window. The kitchen features new counters, new undermount sink and faucet, and STAINLESS-STEEL APPLIANCES including a French door fridge with bottom mount freezer.

The bathroom has a large vanity with new counter, new plumbing fixtures, and new toilet.

VINYL PLANK flooring runs through the kitchen, bathroom, and foyer. New electrical switches and plugs throughout continue the updated feel.

****The underground parkade is heated and has the bonus of a CAR WASH. A common area laundry is nicely maintained. There is a sizable communal lawn with picnic tables right**



on the banks of the river. No short-term rentals allowed.

This unit is perfect for those looking for maintenance- free living in a walkable community. Make this your right move!

****CHECK OUT THE 360 VIRTUAL TOUR****

Built in 1981

Essential Information

MLS® #	A2117586
Price	\$275,000
Sold Price	\$281,250
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	652
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	411, 2204 1 Street Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1P4

Amenities

Amenities	Bicycle Storage, Car Wash, Laundry, Picnic Area, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground

Interior

Interior Features	See Remarks
Appliances	Range, Range Hood, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2024
Date Sold	April 17th, 2024
Days on Market	21
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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