

# \$250,000 - 109, 2204 1 Street Sw, Calgary

MLS® #A2140033

**\$250,000**

1 Bedroom, 1.00 Bathroom, 601 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Attention Investors: tenanted property in a fixed term lease unit January 31, 2025. Nestled in the heart of Mission along the Bow River. Riverview Place is a pet-friendly building and this ground floor condo allows for easy access outside. Enjoy the park-like setting with picnic tables and dip your toes in the river right from your own backyard. Updates include vinyl plank flooring, a new bathroom vanity, fresh paint, new doors, casings, and baseboards. This home features a stacked in-suite washer/dryer with additional storage space. Enjoy a spacious, private covered patio with ample sunlight, views, and access to a common green space near Elbow River. Heated underground parking is included along with a car wash bay and bike storage.

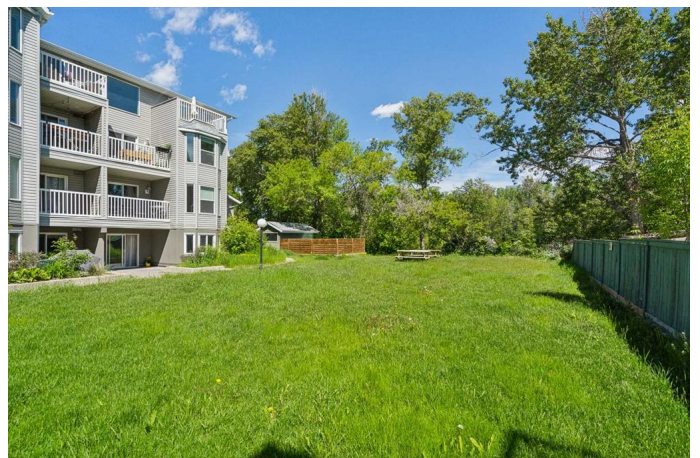
Located just blocks from MNP Sport Centre, you'll have easy walking access to shopping, cafes, restaurants, schools, and transit. The building has undergone extensive improvements, including updates to the mechanical room, water pumps, emergency generators, boilers, wiring, elevator, roof, siding, paint, and hallway foyer carpets.

Built in 1981

## Essential Information

MLS® # A2140033

Price \$250,000



|                |             |
|----------------|-------------|
| Sold Price     | \$259,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 601         |
| Acres          | 0.00        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 109, 2204 1 Street Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 1P4               |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Car Wash             |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Granite Counters, Open Floorplan              |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Hot Water                                              |
| Cooling           | None                                                              |
| # of Stories      | 4                                                                 |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Courtyard, Private Yard, Uncovered Courtyard |
| Construction      | Wood Frame                                   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 12th, 2024 |
| Date Sold   | June 26th, 2024 |

|                |                 |
|----------------|-----------------|
| Days on Market | 14              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 0.00            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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