

# \$259,900 - 109, 2204 1 Street Sw, Calgary

MLS® #A2255006

**\$259,900**

1 Bedroom, 1.00 Bathroom, 603 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this sleek and updated one bedroom, one bathroom condo located in the vibrant and highly sought-after community of Mission. With brand new flooring and modern finishes throughout, this unit offers the perfect blend of comfort and style. In-suite laundry and heated underground parking adds convenience, security and warmth. The open-concept layout maximizes space and natural light, while the updated kitchen and contemporary design make it ideal for urban living. This ground floor unit has a private patio backing onto greenspace connecting you to the river. Whether you're a first-time buyer, investor, or looking for a trendy inner-city lifestyle, this property offers incredible value and versatility. 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.

Walking distance to Stampede Park, Repsol Rec Centre and the BMO Centre and just steps away from the Elbow River pathways, 4th Street shops, top-rated restaurants, cafes, and downtown, this location is second to none. Enjoy the best of Calgary living in one of its most iconic neighborhoods!

Built in 1981

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2255006          |
| Price          | \$259,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 603               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

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

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Car Wash, Elevator(s)               |
| Parking Spaces | 1                                   |
| Parking        | Heated Garage, Parkade, Underground |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range      |
| Heating           | Baseboard                                                                        |
| Cooling           | None                                                                             |
| # of Stories      | 4                                                                                |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard, Courtyard, Uncovered Courtyard |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Vinyl Siding                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 55                  |
| Zoning         | DC (pre 1P2007)     |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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