

# \$195,000 - 14, 2417 2 Street Sw, Calgary

MLS® #A2217242

**\$195,000**

1 Bedroom, 1.00 Bathroom, 355 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

**\*\*INCREDIBLY AFFORDABLE\*\*** Super CUTE Top-Floor Condo is set just steps away from the hustle & bustle of the trendy restaurants and shoppes of 4th Street in Mission!

Excellent price point for this MICRO-CONDO with easy-access for a quick RUN on the River, Bike-Ride to work on the nearby bike-path system, or walk over to STAMPEDE PARK for those 10 days of Cowboy Excitement! This OPEN-CONCEPT 355 sqft Condo enjoys BRAND NEW Luxury Vinyl Flooring throughout the single level apartment.

Tasteful Kitchen with Maple Accented Cabinetry & Fresh NEW Counters. ENJOY the West Natural Light through the Bedroom and Living Space and Private IN-UNIT WASHER comes in handy. (Tucked away in the closet) Spacious Bedroom can fit a Double or Queen Sized Bed, rare for a CONDO of this size. Clean & Tidy 4 pce Bathroom with Tile floors, sets you up for Just enough space for a busy working professional who doesn't need too much space. Located in SUPER Vibrant MISSION at a Affordable PRICE point, this is an excellent entry level to the market for likely less than most RENT PRICING.

Walkable/Bikeable to most amenities nearby with TRANSIT, SHOPPING, RESTAURANTS, Neighbourhood/Chain COFFEE SHOPPES, places to soak on the RIVERS' edge or walk to the NEW EVENT centre for Stampede Activities. Proximity to 17th AVE or just a few minutes to the downtown office! Parking Lottery for (5) Stalls every year (for a fee) if



desired/needed. Large Secured Storage in the lowest level for Seasonal Items & communal Card-op Laundry in lower level for the building.

Built in 1958

### **Essential Information**

MLS® #	A2217242
Price	\$195,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	355
Acres	0.00
Year Built	1958
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	14, 2417 2 Street Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1S9

### **Amenities**

Amenities	Coin Laundry, Laundry, Storage
Parking	None, Off Street, Other

### **Interior**

Interior Features	Laminate Counters, No Animal Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3
Basement	None

**Exterior**

Exterior Features	Storage
Construction	Brick, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	108
Zoning	DC

**Listing Details**

Listing Office	RE/MAX First
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