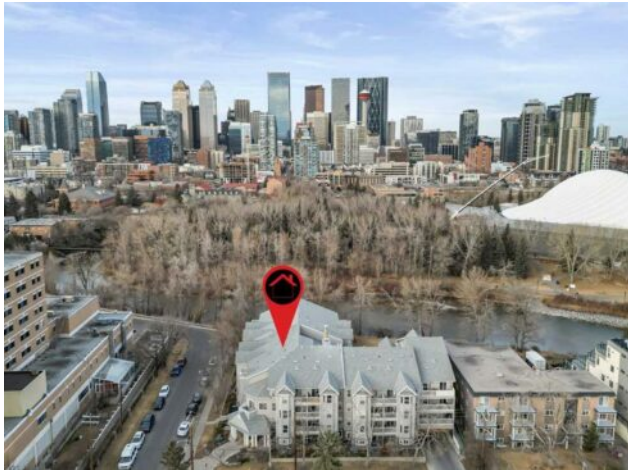


114, 2204 1 Street SW
Calgary, Alberta

MLS # A2270845



\$280,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	650 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Insulated, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		
Inclusions:	IKEA Closet		

Sunny south-facing home offering the perfect blend of style, comfort, and convenience. This beautifully updated unit features new luxury vinyl plank flooring and freshly painted ceilings, creating a bright and modern feel from the moment you walk in. Enjoy underground parking and newer in-suite laundry for added ease and practicality. The gorgeous kitchen showcases custom soft-close cabinetry, quartz countertops, an undermount sink, newer stainless steel appliances, and a spacious eating area. The open-concept layout flows seamlessly into the inviting living area with access to your private south-facing terrace—ideal for outdoor relaxing and entertaining. A large primary bedroom offers thoughtfully designed closet organizers, while the spacious second bedroom works perfectly as a guest room or home office. The 4-piece bathroom features a soaker tub and rainfall shower, providing a spa-like experience at home. Additional highlights include a newer fridge, stove, and dishwasher (2015), along with washer & dryer (2015), all included. IKEA closets may also remain for extra storage solutions. Perfectly situated within walking distance to the Elbow River, nearby walking paths, the Talisman Centre, Stampede Park, 4th Street, 17th Avenue, and countless amenities—this location truly has it all!