

# \$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	55
Zoning	DC

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.