

405, 112 23 Avenue SW  
Calgary, Alberta

MLS # A2199819



**\$300,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	558 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Storage		

**Inclusions:** None

RARE river front opportunity! This top floor corner 1-bedroom unit offers stunning Elbow River and downtown views from its massive 188sq ft balcony. Recently updated in 2024 with new bedroom carpet, fresh paint, and modern light fixtures throughout. The bright north-west corner unit spans over 610sq ft and features hardwood flooring, an updated kitchen with quartz countertops, black appliances, and a spacious island/breakfast bar. The thoughtfully designed layout includes a generous primary bedroom, full bath, and a storage room with washer/dryer. Your assigned parking stall comes with power and is conveniently visible from your unit. Located in the heart of Mission, enjoy walking distance to downtown, Erlton LRT, shops, restaurants, and endless recreational opportunities along the river pathways. The building offers a private riverbank area perfect for outdoor enjoyment. Comprehensive condo fees cover all utilities except internet, phone, and cable. (\$418 a month). Pet Friendly Building. With its prime location, spectacular views, and recent updates, this move-in ready home offers the perfect blend of urban convenience and riverside tranquility. Contact your favourite Realtor to view!