

**202, 208 Holy Cross Lane SW  
Calgary, Alberta**

**MLS # A2201226**



**\$258,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	685 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Views		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**AFFORDABLE | STYLISH | VERSITILE** - Gorgeous, Sun-Drenched, South Facing unit in MISSION! Enjoy this prime location just in time for the summer. Steps to the Elbow River, this open-concept 1 bedroom + den floor plan is what you have been waiting for. Features include hardwood floors, SS appliances, 10 ft. ceilings, maple cabinetry, in suite laundry, in suite storage, and a great south facing balcony with gas line. Embrace the lifestyle of being in such a lively neighborhood, and close to all the action, restaurants and nightlife on 4th street, 17th Ave, Downtown, MNP Centre, & Stampede park. Heated, titled U/G parking, U/G Visitor parking, in a solid, well managed, secure building. This condo a MUST SEE & an UNBEATABLE PRICE! Great investment property, easily rentable, endless options.