



# 117 23 Avenue Calgary Alberta

\$249,900

Perfectly situated just steps from the picturesque Elbow River, in the heart of Calgary's vibrant Mission district, this 1-bedroom, 1-bathroom top-floor, corner unit in a SOLID CONCRETE BUILDING offers an exceptional combination of modern updates and urban living. This meticulously maintained unit boasts a south-facing deck, inviting ample natural light throughout the day, creating a bright and serene space perfect for relaxation, or enjoying the outdoors. Inside, the well-designed layout features new laminate flooring (2022) in the bedroom complementing the open and airy living area. This unit offers a cozy yet modern atmosphere, ideal for both everyday living and entertaining. Low condo fees of just \$359.68/month cover both heat and water, providing added convenience and cost-efficiency. The building has undergone significant upgrades, including a new roof (2024), new decks and railings (2023), and an updated building envelope (2023), ensuring the property is well-maintained for years to come. For added convenience, the unit includes assigned parking and bike storage, making inner city living hassle-free. Located in one of Calgary's most sought-after neighborhoods, this condo offers unrivaled access to trendy shops, popular restaurants, and excellent public transit options--all just steps from your door. This property is ideal for first-time homebuyers, young professionals, or savvy investors seeking both style and practicality in a prime location. Don't miss your chance to own this beautifully updated condo in the heart of Mission, where convenience meets comfort and urban living is redefined. (id:6769)

Other 12.83 Ft x 7.17 Ft

Living room 13.25 Ft x 10.83 Ft

Foyer 8.17 Ft x 6.00 Ft

Laundry room 3.17 Ft x 6.00 Ft

Other 12.00 Ft x 4.00 Ft

Bedroom 11.83 Ft x 9.33 Ft

4pc Bathroom 7.67 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.stephensonrealtygroup.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)