



## 2417 2 Street Calgary Alberta

\$195,000

**\*\*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. (id:6769)

Kitchen 11.92 Ft x 6.83 Ft

Living room 11.83 Ft x 8.58 Ft

Primary Bedroom 9.50 Ft x 9.08 Ft

4pc Bathroom 6.83 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.robinlear.com>



**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)