



## 117 23 Avenue Calgary Alberta

\$265,000

Welcome to Mission living in one of Calgary's most walkable and sought-after inner-city neighbourhoods. This well-laid-out 2-bedroom, 1-bathroom condo offers comfortable living on the 3rd floor with a north-facing exposure overlooking a quiet, tree-lined street. Inside, the functional floor plan features a bright open living and dining area, a spacious kitchen with a new stainless steel dishwasher, and two well-proportioned bedrooms that provide flexibility for homeowners, guests, roommates, or a work-from-home setup. A private balcony extends your living space outdoors, while the assigned parking stall adds everyday convenience. Set just steps from the Elbow River pathways, Mission Beach, 4th Street shops, cafes, restaurants, Repsol Sport Centre, Stampede Park, transit, and the downtown core, this location offers an exceptional blend of lifestyle and practicality. Whether you are a first-time buyer, investor, or looking for a well-located inner-city home, this is a fantastic opportunity to own in a well-established building in the heart of Mission. (id:6769)

Living room 14.08 Ft x 17.25 Ft

Eat in kitchen 12.58 Ft x 12.25 Ft

Dining room 7.00 Ft x 9.67 Ft

Primary Bedroom 13.50 Ft x 11.75 Ft

Bedroom 13.50 Ft x 10.17 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

Listing Presented By:



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