

# \$280,000 - 114, 2204 1 Street Sw, Calgary

MLS® #A2270845

**\$280,000**

2 Bedroom, 1.00 Bathroom, 650 sqft

Residential on 0.00 Acres

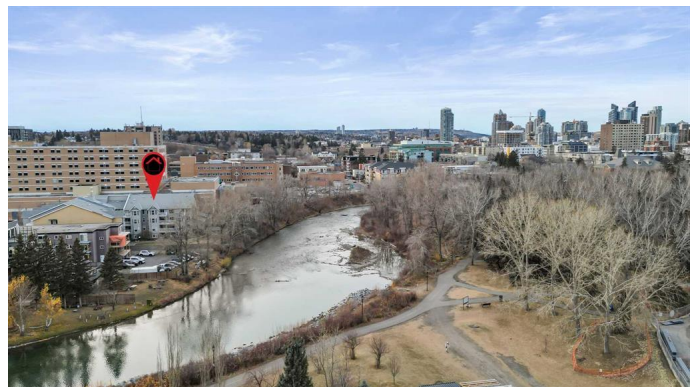
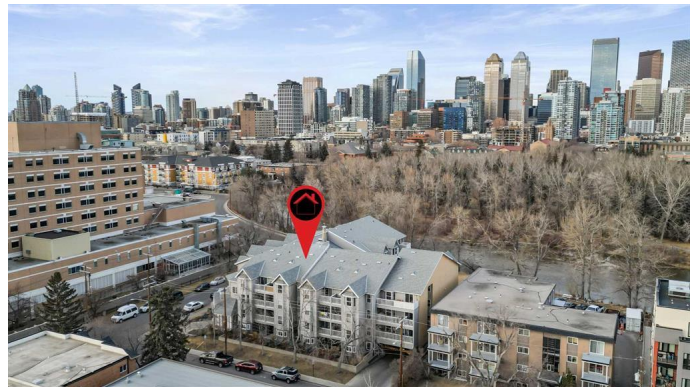
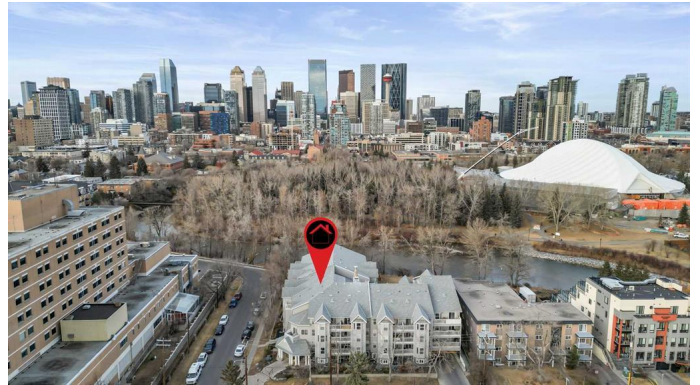
Mission, Calgary, Alberta

Sunny south-facing home offering the perfect blend of style, comfort, and convenience. This beautifully updated unit features new luxury vinyl plank flooring and freshly painted ceilings, creating a bright and modern feel from the moment you walk in. Enjoy underground parking and newer in-suite laundry for added ease and practicality. The gorgeous kitchen showcases custom soft-close cabinetry, quartz countertops, an undermount sink, newer stainless steel appliances, and a spacious eating area. The open-concept layout flows seamlessly into the inviting living area with access to your private south-facing terrace—ideal for outdoor relaxing and entertaining.

A large primary bedroom offers thoughtfully designed closet organizers, while the spacious second bedroom works perfectly as a guest room or home office. The 4-piece bathroom features a soaker tub and rainfall shower, providing a spa-like experience at home. Additional highlights include a newer fridge, stove, and dishwasher (2015), along with washer & dryer (2015), all included. IKEA closets may also remain for extra storage solutions.

Perfectly situated within walking distance to the Elbow River, nearby walking paths, the Talisman Centre, Stampede Park, 4th Street, 17th Avenue, and countless amenities—this location truly has it all!

Built in 1981



## Essential Information

MLS® #	A2270845
Price	\$280,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	650
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	114, 2204 1 Street Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1P4

## Amenities

Amenities	Playground, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Insulated, Underground

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed            November 13th, 2025  
Days on Market      2  
Zoning                 DC (pre 1P2007)

## **Listing Details**

Listing Office        Century 21 Bamber Realty LTD.

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