# \$279,995 - 401, 2204 1 Street Sw, Calgary

MLS® #A2219214

### \$279,995

2 Bedroom, 1.00 Bathroom, 662 sqft Residential on 0.00 Acres

Mission, Calgary, Alberta

Top-Floor Condo with River Views in the Heart of Mission

Welcome to Riverview Placeâ€"where location meets lifestyle. This top-floor, 2-bedroom, 1-bath condo offers the perfect blend of urban convenience and natural beauty, nestled on a quiet street with the Elbow River right in your backyard. Just steps from the vibrant energy of 4th Street and 17th Avenue, you'll love being minutes from Calgary's top restaurants, boutiques, and cafes. Walk across the bridge to the MNP Centre or enjoy an easy commute in and out of the communityâ€"no downtown traffic required.

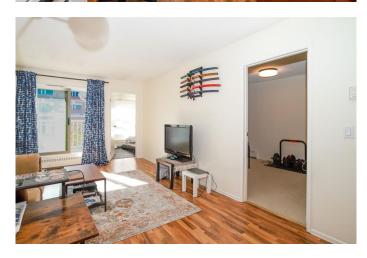
Inside, this bright and functional unit features an open-concept living and dining area, south-facing balcony for all-day sun, and vinyl plank flooring throughout. The kitchen is complete with granite countertops, while the spacious primary bedroom offers ample closet space. The second bedroom includes a charming bay window, perfect for a home office or guest room.

Additional highlights include secure, underground assigned parking and unbeatable walkability. Whether you're a savvy investor, first-time buyer, or downsizer wanting to stay close to the downtown core, this is the place to be.

You're not just buying a condoâ€"you're







investing in one of Calgary's most sought-after neighbourhoods.

#### Built in 1981

## **Essential Information**

MLS® # A2219214 Price \$279,995

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 662
Acres 0.00
Year Built 1981

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 401, 2204 1 Street Sw

Subdivision Mission
City Calgary
County Calgary
Province Alberta
Postal Code t2s1p4

#### **Amenities**

Amenities Elevator(s), Laundry, Parking, Picnic Area, Secured Parking, Snow

Removal

Parking Spaces 1

Parking Assigned, Underground

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator

Heating Baseboard

Cooling None

# of Stories 4

# **Exterior**

Exterior Features Balcony, Garden

Construction Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 53

Zoning DC

# **Listing Details**

Listing Office Greater Property Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.