

# \$182,500 - 14, 2417 2 Street Sw, Calgary

MLS® #A2217242

**\$182,500**

1 Bedroom, 1.00 Bathroom, 355 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

**\*\*Great Location\*\*** Super Cute TOP-FLOOR Condo with LOW Condo-Fees(which include heat/water and more) or as low-maintenance investment property, just steps away from Calgary's Most Vibrant Neighbourhoods. Trendy Restaurants and Walkability as an entry into Mission! Take a quick RUN on the River, Bike-Ride to work on the nearby bike-path system, or walk over to STAMPEDE PARK for an Event or Concert. 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. Affordable for First-Time Homebuyers (Cheaper-than-Rent). Quick access to downtown, Located in SUPER Vibrant MISSION 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! Large Secured Storage in



the lowest level for Seasonal Items & communal Card-op Laundry in lower level for the building. Check out this Urban Living Crash Pad as a downtown base for an Active Lifestyle!

Built in 1958

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217242          |
| Price          | \$182,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 355               |
| Acres          | 0.00              |
| Year Built     | 1958              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 14, 2417 2 Street Sw |
| Subdivision | Mission              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 1S9              |

**Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | Coin Laundry, Laundry, Storage |
| Parking   | Off Street, None, Other        |

**Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, No Animal Home |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer  |
| Heating           | Natural Gas, Baseboard, Hot Water                 |
| Cooling           | None                                              |

|              |      |
|--------------|------|
| # of Stories | 3    |
| Basement     | None |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Storage           |
| Construction      | Wood Frame, Brick |
| Foundation        | Poured Concrete   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 111           |
| Zoning         | DC            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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