

# \$198,900 - 104, 117 23 Avenue Sw, Calgary

MLS® #A2240030

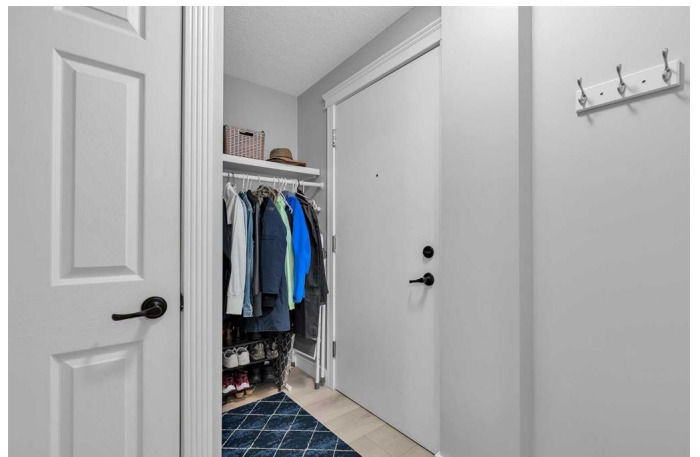
**\$198,900**

1 Bedroom, 1.00 Bathroom, 492 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome Home! â€” a thoughtfully updated 1-bedroom, 1-bath condo in the heart of one of Calgaryâ€™s most vibrant and walkable neighbourhoods. With nearly 500 sq ft of smartly designed living space, this home has been owned by the same owner for 25 years and was recently refreshed with beautiful wide plank laminate flooring, fresh paint, and a newly tiled bath. Large windows fill the home with natural light, while in-suite laundry, a functional kitchen with an eating bar and plenty of cupboard space add everyday convenience. Building amenities include an assigned parking stall and bike storage. The building has seen major upgrades including a new roof, windows, balcony restoration, and plumbingâ€”significant investments that reduce future maintenance concerns and add long-term value for owners. Live steps from the Elbow River pathways, Lindsay Park, MNP Sport Centre, and the endless shops and restaurants along 4th Street and 17th Avenue. With downtown, Stampede Park, and transit all within walking distance, this is urban living at its best. Call today to book your viewing!



Built in 1966

## Essential Information

MLS® # A2240030

Price \$198,900

Bedrooms 1

Bathrooms	1.00
Full Baths	1
Square Footage	492
Acres	0.00
Year Built	1966
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	104, 117 23 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0H9

### Amenities

Amenities	Bicycle Storage, Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Other
Construction	Brick, Cement Fiber Board, Concrete

### Additional Information

Date Listed	July 16th, 2025
Days on Market	1

Zoning DC (pre 1P2007)

## Listing Details

Listing Office 2% Realty

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