

\$304,900 - 211, 2204 1 Street Sw, Calgary

MLS® #A2245839

\$304,900

2 Bedroom, 1.00 Bathroom, 613 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

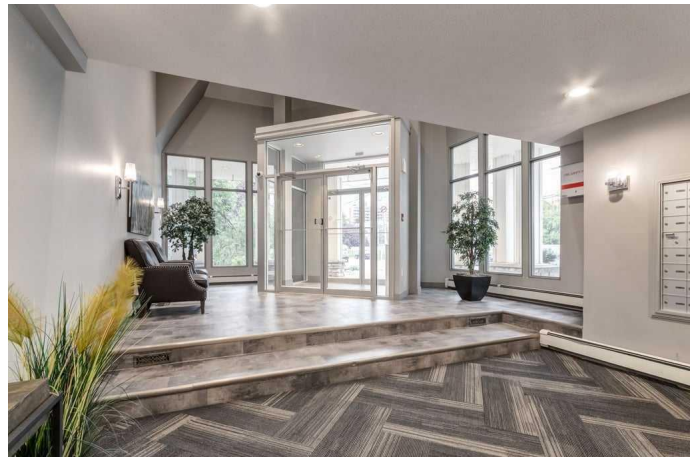
Live your best inner-city life in this fully renovated, move-in-ready 2-bedroom condo, perfectly perched on the Bow River in the heart of Mission—one of Calgary’s most walkable and vibrant neighbourhoods.

Set on the second floor with serene views of the courtyard and river from every window, this 613 sq ft home has been thoughtfully updated from top to bottom. The popcorn ceilings have been flattened, brand new flooring runs throughout, and the entire space is freshly painted in crisp white. The kitchen has been refreshed with a new counter, painted cabinetry, stylish new backsplash, and a full suite of brand-new appliances—including washer, dryer, fridge, electric stove, dishwasher, and range hood.

The open-concept living area features a breakfast bar and opens to a spacious balcony—ideal for your morning coffee or unwinding with a view. Updated lighting inside and out (including the balcony), plus refinished railings, elevate the space even further.

The primary bedroom offers generous closet space with sleek new mirrored sliding doors, while the second bedroom or den includes a charming refinished window seat and tranquil river views. The fully renovated 4-piece bath features new tile, a new vanity, and a brand new tub.

Extras include in-suite laundry, added storage, a heated underground parking stall, bike storage, and even a car wash bay. The building is professionally managed with



reasonable condo fees.
Nothing left to do but move in!

Built in 1981

Essential Information

MLS® #	A2245839
Price	\$304,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	613
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	211, 2204 1 Street Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1P4

Amenities

Amenities	Elevator(s), Laundry
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

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

Additional Information

Date Listed	August 6th, 2025
Days on Market	40
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.