

# \$199,900 - 310, 2204 1 Street Sw, Calgary

MLS® #A2264915

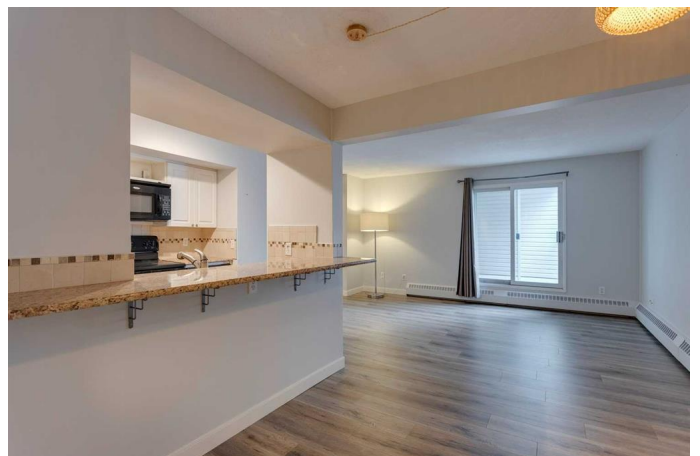
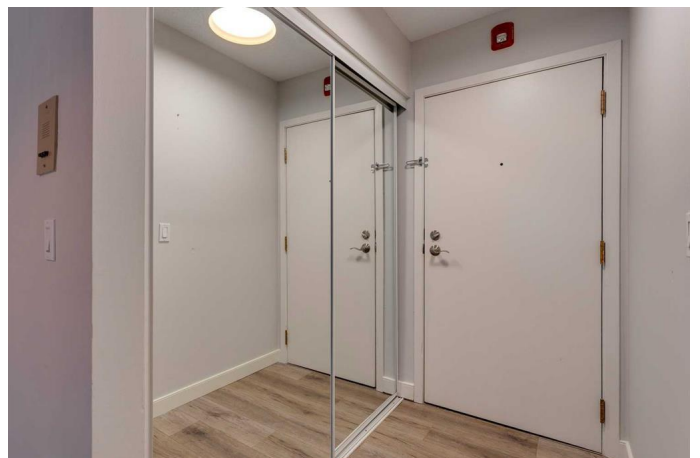
**\$199,900**

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Exceptional value – one of the best-priced units available in Calgary’s inner city! Nestled along the picturesque Elbow River in the heart of Mission, this condo offers an unbeatable blend of lifestyle, location, and affordability. Step outside your door and explore the trendy boutiques, cafés, and restaurants along 4th Street, or enjoy the vibrant shopping, nightlife, and entertainment on 17th Avenue SW. Urban living meets natural beauty with the Elbow River pathways and green space just steps away. Welcome to Riverview Place – a pet-friendly building that has recently undergone extensive upgrades, including new mechanical systems, boilers, water pumps, emergency generators, electrical wiring, elevator, roof, siding, fresh paint, and updated hallway carpets – giving you peace of mind in a truly move-in ready home. This beautifully maintained third-floor unit offers 615 sq. ft. of bright, comfortable living space with partial views of the serene courtyard and river. Inside, you’ll find a well-designed one-bedroom layout featuring a sunlit living room, a modern galley kitchen with granite countertops, a breakfast bar, stainless sink, and updated appliances. A refreshed 4-piece bathroom and generous in-unit storage add everyday comfort and convenience. Building amenities include heated underground parking, a car wash bay, secure bike storage, and one assigned underground parking stall. Ideally located just blocks from the MNP Sport Centre and within easy walking distance to



schools, public transit, and Calgary's most dynamic dining and shopping districts, this home delivers a rare combination of lifestyle and value in one of the city's most coveted communities.

Built in 1981

### Essential Information

MLS® #	A2264915
Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	310, 2204 1 Street Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S1P4

### Amenities

Amenities	Bicycle Storage, Elevator(s), Picnic Area, Trash, Car Wash, Laundry
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Baseboard

Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Private Yard
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	October 16th, 2025
Days on Market	19
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	RE/MAX First
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