

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

MLS® #A2240030

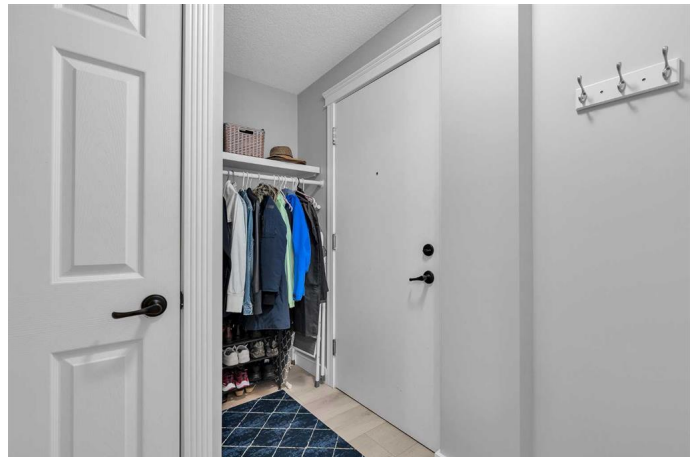
**\$198,900**

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, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan               |
| 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, Concrete, Cement Fiber Board |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 32              |

Zoning DC (pre 1P2007)

Listing Details

Listing Office 2% Realty

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