

# \$298,000 - 405, 112 23 Avenue Sw, Calgary

MLS® #A2199819

**\$298,000**

1 Bedroom, 1.00 Bathroom, 611 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

----OPEN HOUSE HAS BEEN CANCELLED-----RARE river front opportunity! This top floor corner 1-bedroom unit offers stunning Elbow River and downtown views from its massive 188sq ft balcony. Recently updated in 2024 with new bedroom carpet, fresh paint, and modern light fixtures throughout. The bright north-west corner unit spans over 610sq ft and features hardwood flooring, an updated kitchen with quartz countertops, black appliances, and a spacious island/breakfast bar.

The thoughtfully designed layout includes a generous primary bedroom, full bath, and a storage room with washer/dryer. Your assigned parking stall comes with power and is conveniently visible from your unit.

Located in the heart of Mission, enjoy walking distance to downtown, Erilton LRT, shops, restaurants, and endless recreational opportunities along the river pathways. The building offers a private riverbank area perfect for outdoor enjoyment. Comprehensive condo fees cover all utilities except internet, phone, and cable. (\$418 a month). Pet Friendly Building.

With its prime location, spectacular views, and recent updates, this move-in ready home offers the perfect blend of urban convenience and riverside tranquility. Contact your favourite Realtor to view!



Built in 1970

### Essential Information

MLS® #	A2199819
Price	\$298,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	611
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	405, 112 23 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0J1

### Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
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Construction      Brick, Concrete, Wood Frame

### **Additional Information**

Date Listed      March 14th, 2025

Days on Market    23

Zoning            DC

### **Listing Details**

Listing Office      CIR Realty

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