

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

MLS® #A2264915

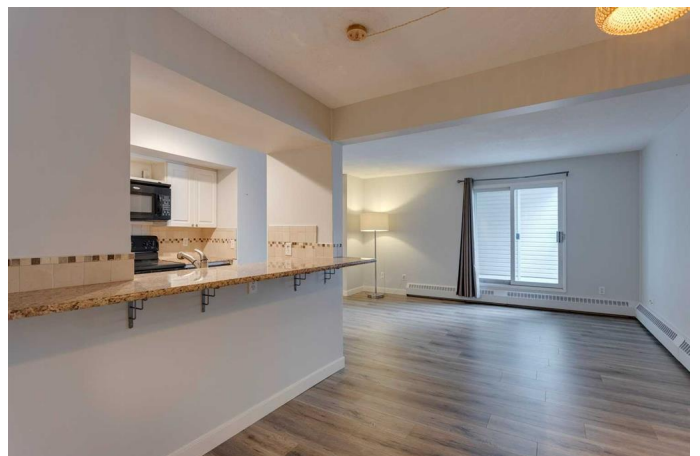
**\$199,900**

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, caf  s, 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 | 5                  |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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