



GRASSROOTS
REALTY GROUP

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2, 125 23 Avenue SW
Calgary, Alberta

MLS # A2332933



\$200,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	1962 (64 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions:	None
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2 BEDROOMS | 1 BATHROOM | 763 SQFT | OPEN CONCEPT | IN-SUITE LAUNDRY | PRIME MISSION LOCATION | PET FRIENDLY BUILDING | Welcome to this spacious and open-concept 2-bedroom condo in the heart of Mission, offering 763 sqft of functional living space in one of Calgary's most vibrant and walkable neighbourhoods. Perfectly positioned in a pet-friendly building (with board approval), this unit combines comfort, convenience, and an unbeatable inner-city lifestyle. Step inside to a bright and inviting living area with hardwood flooring and plenty of room to relax or entertain. The kitchen offers generous counter space, ample cabinetry, and a convenient breakfast bar that seamlessly connects to the dining area. The dining space flows effortlessly into the living room, creating an inviting open layout. Both bedrooms are well-sized with large closets. The 4-piece bathroom is centrally located, and the added bonus of in-suite laundry provides everyday convenience. Enjoy your enclosed deck, perfect for morning coffee or extending your living space during warmer months. This unit also includes an assigned parking stall and storage locker, adding extra value and practicality. Located just steps from vibrant 4th Street's restaurants and shops, the Elbow River pathways, MNP Community & Sport Centre, the C-Train station, and endless walking and biking paths, this is truly a prime location for those who love urban living. Whether you're a first-time buyer, investor, or looking to downsize, this move-in ready condo offers the perfect balance of lifestyle and location. Book your showing today! Photos have been virtually staged and the living space (763 sqft) is below grade.