

# \$279,995 - 401, 2204 1 Street Sw, Calgary

MLS® #A2219214

**\$279,995**

2 Bedroom, 1.00 Bathroom, 662 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Top-Floor Condo with River Views in the Heart of Mission

Welcome to Riverview Place—where location meets lifestyle. This top-floor, 2-bedroom, 1-bath condo offers the perfect blend of urban convenience and natural beauty, nestled on a quiet street with the Elbow River right in your backyard. Just steps from the vibrant energy of 4th Street and 17th Avenue, you'll love being minutes from Calgary's top restaurants, boutiques, and cafes. Walk across the bridge to the MNP Centre or enjoy an easy commute in and out of the community—no downtown traffic required.

Inside, this bright and functional unit features an open-concept living and dining area, south-facing balcony for all-day sun, and vinyl plank flooring throughout. The kitchen is complete with granite countertops, while the spacious primary bedroom offers ample closet space. The second bedroom includes a charming bay window, perfect for a home office or guest room.

Additional highlights include secure, underground assigned parking and unbeatable walkability. Whether you're a savvy investor, first-time buyer, or downsizer wanting to stay close to the downtown core, this is the place to be.

You're not just buying a condo—you're



investing in one of Calgary's most sought-after neighbourhoods.

Built in 1981

**Essential Information**

MLS® #	A2219214
Price	\$279,995
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	662
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	401, 2204 1 Street Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2s1p4

**Amenities**

Amenities	Elevator(s), Laundry, Parking, Picnic Area, Secured Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Underground

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Balcony, Garden
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	54
Zoning	DC

**Listing Details**

Listing Office	Greater Property Group
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