

# \$248,900 - 306, 112 23 Avenue Sw, Calgary

MLS® #A2249143

**\$248,900**

1 Bedroom, 1.00 Bathroom, 457 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

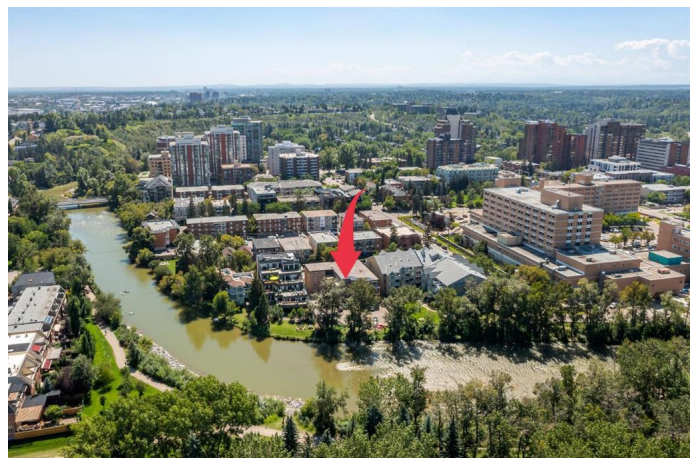
Discover sophisticated urban living in this stunning condominium, perfectly situated in the vibrant and walkable community of Mission. Built-in investment opportunity with seller willing to consider renting from new owner. Nestled along the banks of the Elbow River and just steps from the lively 4th Street and 17th Avenue entertainment districts, this home offers unparalleled access to some of Calgary's best dining, shopping, and nightlife. Stay active with the nearby Repsol Centre and enjoy the convenience of easy access to transit. Inside, every detail has been thoughtfully curated by a Parsons School of Design graduate from New York City, blending style and function in a truly unique way. The kitchen showcases custom Denca cabinetry paired with premium appliances and top-of-the-line granite counters. while the luxurious 5-piece bathroom is adorned with floor-to-ceiling marble tile. Throughout the home, modern finishes and bespoke details create an atmosphere of refined elegance, making this residence as practical as it is breathtaking. Morning coffee on the balcony will be the highlight of your day featuring amazing views of the Elbow River. An amazing spot to call home!

Built in 1970

## Essential Information

MLS® #

A2249143



|                |                   |
|----------------|-------------------|
| Price          | \$248,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 457               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 306, 112 23 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S0J1                |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Double Vanity, Granite Counters, See Remarks                                                      |
| Appliances        | Wall/Window Air Conditioner, Built-In Refrigerator, Oven-Built-In, Electric Cooktop, European Washer/Dryer Combination, Range Hood |
| Heating           | Baseboard                                                                                                                          |
| Cooling           | Wall/Window Unit(s)                                                                                                                |
| # of Stories      | 4                                                                                                                                  |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Wood Frame, Brick |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 63                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.