

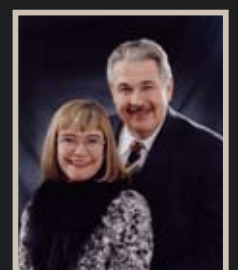
# #111, 2204 - 1st Street SW



A Cozy Two Bedroom Condo with laminate flooring, in-suite storage, six Appliances, Underground Heated Parking, Patio Doors to a Patio with a view of the Courtyard just steps from the River.



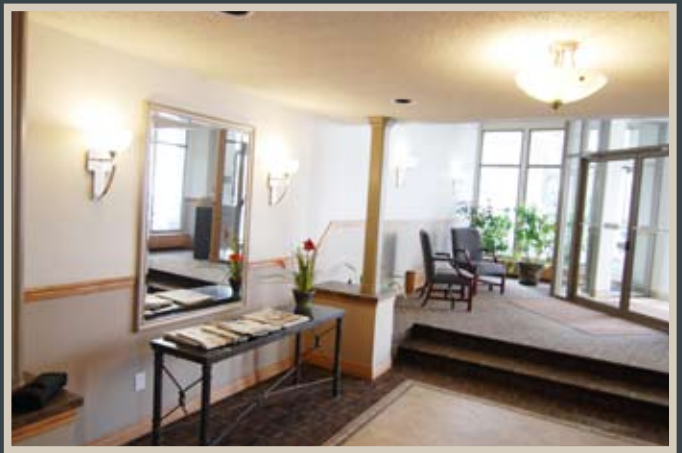
*Ellyn Mendham &  
Tom Westcott*  
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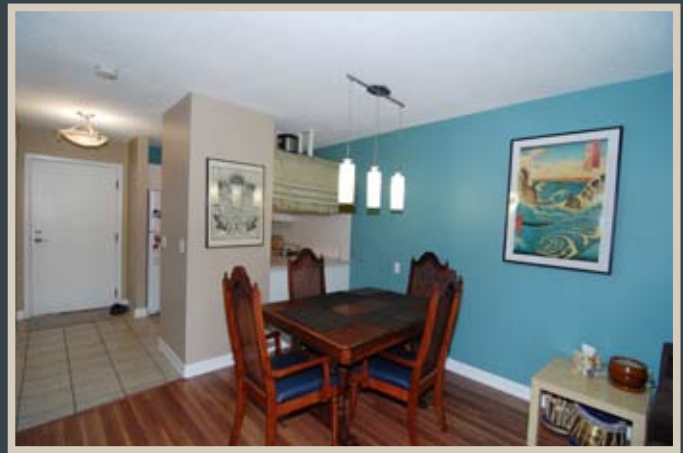
The Building Entry is well cared for and provides a pleasant welcoming area to the building.



The common areas in the yard and near the river are exceptional for any building. Think of the hours of relaxation these areas can provide on a lazy summer afternoon.



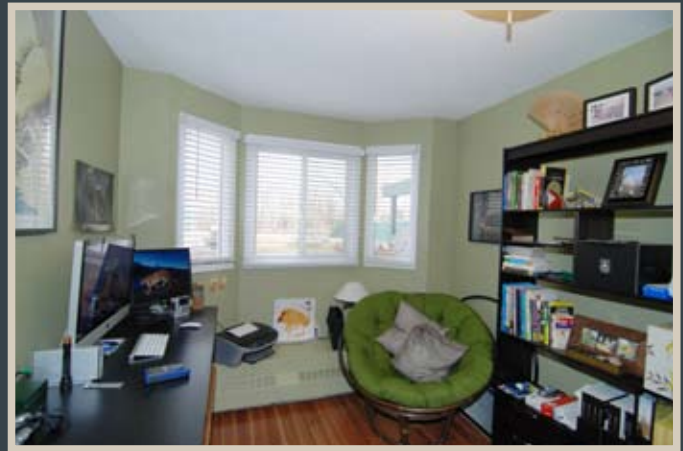
#111, 2204 - 1st Street SW



An efficient Kitchen with Fridge, Stove, Dishwasher & Microwave and easy care tile flooring just steps from the Dining Room with its rich laminate wood flooring



Both the Living Room with Patio Doors to the deck and the bedrooms also have laminate flooring.



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**Address** #111, 2204 1 Street SW,  
**District** Mission 014  
**Salesperson** Ellyn Mendham & Tom Westcott  
**Phone** 403 259 4141

**Price** \$ 242,000  
**Mortgage** T.A.C.T.

|          |           |           |                  |
|----------|-----------|-----------|------------------|
| Complex  | Riverview | Heating   | Hot Water        |
| Landscap | Yes       | Flooring  | Laminate . Tile  |
| Fenced   | No        | Home Size | 601 sf (55.8m2 ) |
| Style    | Apartment | Reg. Size | 646 sf (60 m2)   |
| Age      | 1981      | Fireplace | No               |
| Ext Fin  | Vinyl     |           |                  |

**Condo Fees** \$353.00/month  
**Fees** Maintenance, Landscaping & Snow Removal, Management, Reserve Fund, heat, water & sewer, Insurance

|           |               |         |              |
|-----------|---------------|---------|--------------|
| Living Rm | 12'6" x 11'2" | Master  | 10'4" x 9'2" |
| Dining Rm | 10'3" x 5'8"  | Bedroom | 9'5" x 8'10" |
| Kitchen   | 9'2" x 5'11"  | Laundry | In - Suite   |

**Zoning** RM -6  
**L. I. Levy** None Noted  
**Taxes 2009** \$1,392.53

|           |          |
|-----------|----------|
| Bathrooms | 1 - 4pce |
| Bedrooms  | Two      |

**Possession** June 01 / 45 days neg  
**Rooms** 5/2

**Garage** One Heated Underground Stall - Assigned  
**Included** Fridge, Stove, Built-in Dishwasher, Microwave, WAsher & Dryer, All Window Coverings

**Remarks** *Riverside Living. This complex is nestled alongside the Elbow River. Backing directly to the grassy common area along the Elbow River this lovely 2 Bedroom home features six Appliances, (including in-suite Laundry), a patio door to a lovely brick patio just steps from the River and a heated underground parking stall. All of this is conveniently located to the shops and eateries of 4th Street. Walk to Work!*

Appointments **Lister**

**Leni CBS**

Listed by: **RE/MAX Realty Professionals**

**Deposits to Listing Company - Listing company to do Conveyancing**

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



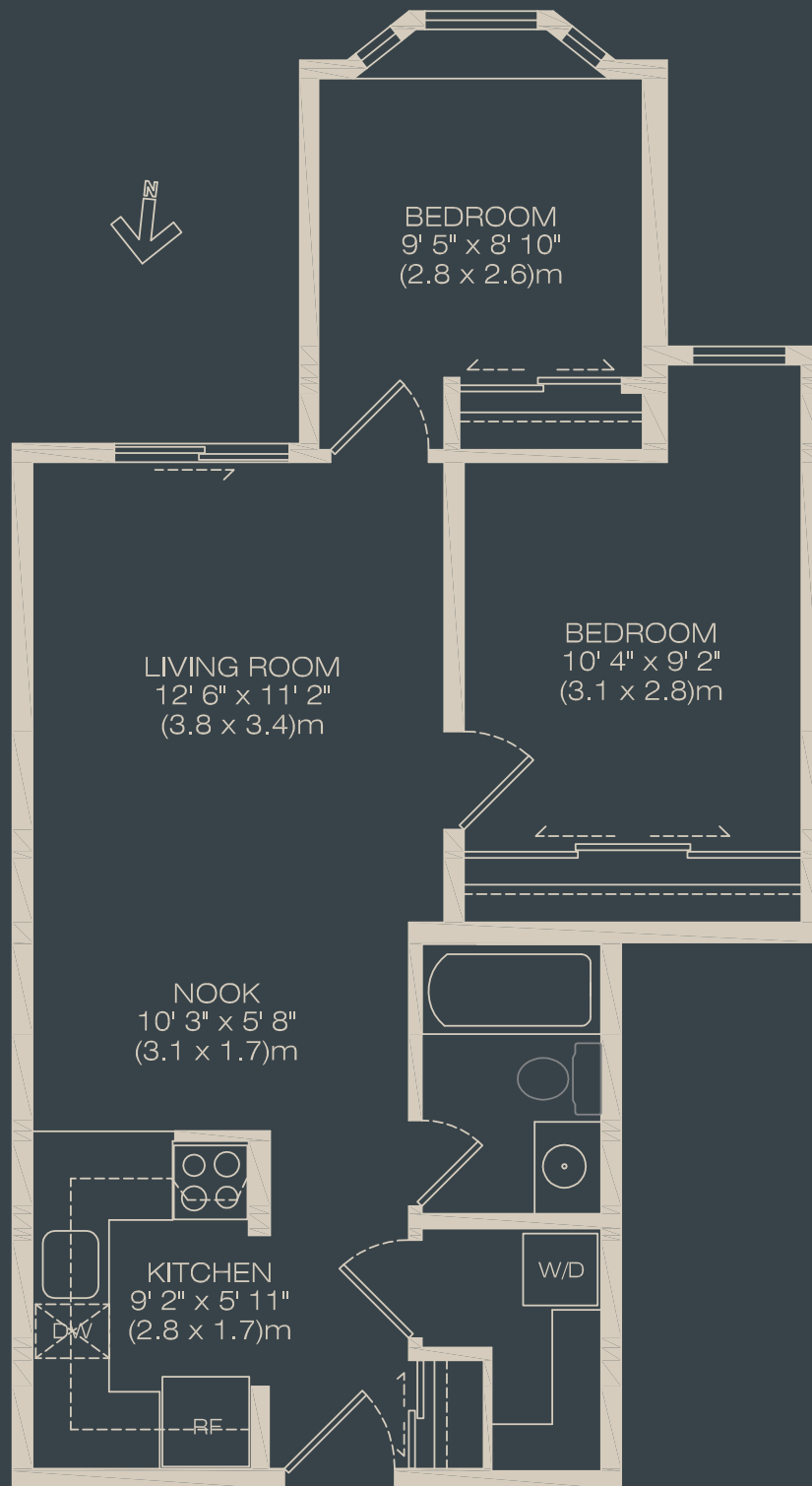
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MAIN FLOOR  
601 SqFt  
55.8 m<sup>2</sup>

PREPARED FOR  
ELLYN MENDHAM &  
TOM WESTCOTT  
(RE/MAX PROFESSIONALS)

#111, 2204 1st. Street  
S.W. Calgary

MR. MEASURE FLOOR PLANS LTD.  
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NEAREST TENTH OF A FOOT.

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