

# \$699,900 - 2421 1 Street Sw, Calgary

MLS® #A2237247

**\$699,900**

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.03 Acres

Mission, Calgary, Alberta

Welcome to the yellow house on the corner, located in the heart of Mission - a charming inner-city neighbourhood. This inviting home beautifully blends classic character with modern comforts, featuring a bright and open layout filled with natural light, warm hardwood floors, and a completely redone kitchen from 2007 that boasts sleek countertops, stainless steel appliances, and ample cabinetry. The two comfortable bedrooms provide flexible spaces perfect for families, guests, or a home office, while the stylish bathroom showcases contemporary finishes. Venture to the third level bonus area that can be used as a creative space or additional closet space. The basement was extensively renovated in 2014 with a new furnace, electrical panel, plumbing, basement wiring, hot water tank, wall studs, spray insulation, drywall, and an egress window, offering peace of mind and modern functionality. Enjoy outdoor living on the large concrete patio completed around 2016, plus a stamped concrete parking pad accommodating two cars. The house interior was freshly painted around 2015, and soffits and gutters were replaced in 2018. Located just steps from 4th Street's trendy shops, cafes, and restaurants, and close to river pathways, Stanley Park, and top-rated schools, this home offers a truly walkable lifestyle with easy access to transit and downtown Calgary. Don't miss the opportunity to own a beautifully updated home in this vibrant, sought-after community.



Built in 1912

## Essential Information

MLS® #	A2237247
Price	\$699,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.03
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	2421 1 Street Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1P5

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	High Ceilings, Elevator
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Corner Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	12
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Real Broker
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