



GRASSROOTS
REALTY GROUP

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306, 315 24 Avenue SW
Calgary, Alberta

MLS # A2235180



\$300,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	732 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Insulated, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 637
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Built-In Desk in Den, Built-In Cabinet in Bedroom, Building/Parking Fobs (2)

BRIGHT & OPEN UNIT | UNDERGROUND PARKING | INSUITE LAUNDRY | STORAGE LOCKER | AMAZING WALAKBLE LOCATION! This attractive and functional property in the highly sought after community of Mission is a true gem. The location is second to none just 2 blocks from the river and only a half block from the amazing amenities and culture along 4 Street. As you enter the unit you will be impressed by the spacious, open concept that creates a seamless flow between the everyday living, entertaining and work at home spaces. The living room is filled with light from the floor to ceiling windows, has a cozy gas fireplace with a large TV mantle, feature wicker light fixtures and provides direct access to the balcony - a perfect retreat for your morning coffee or just relaxing and enjoying the gorgeous, treed streetscape and glimpses of the downtown skyline. The modern kitchen has a large peninsula island with seating and pendant lighting, an ample amount of countertop and cabinet space, wine cubbies, a pantry cupboard and stainless-steel appliances. The primary bedroom also features floor to ceiling windows and has a particularly useful floating dresser/media cabinet, walk through closet and access to the 4-piece ensuite bathroom with a large vanity and full shower/tub combination. The floor plan is completed by a spacious den/flex space with a large built-in workstation, a good-sized dining area which is often hard to find in 1-bedroom units, jacket closet next to the front entry and a dedicated laundry room with a stacked washer and dryer. Additional features include hardwood flooring, ' ceilings, blinds package, BBQ gas line on the balcony, high-speed internet included in the condo fees, underground titled parking stall (#138), assigned storage locker (#54), ample underground visitor parking and a brand new roof membrane has just

been installed on the building. The building is easily walkable to an absolute abundance of restaurants, shops and entertainment venues that make the community such a premier destination including South Block, Mercato, Joyce on Fourth, Vin Room, Aida’s, Blowers & Grafton, Anejo, Class Clown, The Unicorn, Ducky’s Pub, OEB, La Boulangerie, Purple Perk, Phil & Sebastian and so much more. Your everyday conveniences are also right at hand with Safeway and Shoppers Drug Mart less than a block away and the MNP Community & Sports Centre, Lindsay Park and the Elbow River Pathway system are just minutes from your door. Welcome to your new life at Xolo in Mission!