



**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, 9&rsquo; 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) and ample underground visitor parking. 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!