



**GRASSROOTS**  
REALTY GROUP

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**11, 1516 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2240716**



**\$239,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers		

**Inclusions:** N/A

Bright, beautifully renovated, and located in one of Calgary's most walkable inner-city neighborhoods, welcome to this south-facing two-bedroom condo in Bankview. With nearly 700 square feet of thoughtfully upgraded living space, this end unit offers a perfect blend of comfort, style, and convenience. As you enter, you'll immediately notice the natural light pouring in from the south-facing windows and patio doors, highlighting the modern wide plank vinyl flooring that runs throughout. The kitchen has been stylishly updated with upgraded cabinets and countertops, and is centered around a large island that offers both prep space and a casual dining option. Whether you're hosting friends or enjoying a quiet night in, the open-concept layout makes the most of every square foot. The living and dining area flow effortlessly out to a generous south-facing balcony, perfect for setting up your BBQ and enjoying summer evenings. Tucked just off the main area, the primary bedroom features a chic barn door, while the second bedroom offers flexibility, use it as a guest room, home office, or home gym depending on your lifestyle. The 4-piece bathroom has been fully renovated with subway tile, a modern vanity, updated lighting, and contemporary tile flooring. All appliances have been replaced within the past year, giving you the benefit of move-in-ready functionality without any guesswork. You'll also enjoy the convenience of in-building laundry, with the option to add in-suite laundry like other units in the building have done. A dedicated storage locker and assigned parking stall are included, and the building itself has seen numerous recent upgrades, including newer windows, doors, patios, boilers, and refreshed common areas. Tucked away on a quiet, no-through street, this location offers a peaceful vibe while still being just minutes from 17th Ave, Marda Loop,

local parks, and top-rated spots like Starbucks and Our Daily Brett. Whether you’re looking for your first home or a smart investment opportunity, this well-managed, cat-friendly building has the character, updates, and location to stand out. Don’t miss the chance to make this stylish inner-city condo your own.