



GRASSROOTS
REALTY GROUP

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4, 105 24 Avenue SW
Calgary, Alberta

MLS # A2244860



\$389,000

Division:	Mission		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,003 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 611
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: None

Discover elevated urban living in this architecturally significant townhome, designed in 1995 by the acclaimed Bill Chomik with thoughtful flood-conscious planning. this building did NOT flood in 2013 !! Ideally situated in the vibrant community of Mission, this home offers an unparalleled location—overlooking the river and just steps from scenic pathways, the MNP Community & Sport Centre, and some of Calgary’s best boutiques, cafés, and restaurants. Bright and beautifully appointed, this spacious residence is filled with natural light from oversized windows, showcasing the clean lines and timeless finishes throughout. The chef-inspired kitchen features sleek stainless steel appliances and charming country white custom cabinetry, flowing seamlessly into the open-concept living and dining area. A modern fireplace framed in matching white finishes adds warmth and sophistication to the space. The home offers two generously sized bedrooms, including a serene primary retreat complete with a full ensuite. A second full bathroom provides convenience for guests or family, while the full-size in-suite washer and dryer and ample storage space add everyday functionality. Step outside onto the expansive full-length balcony—ideal for relaxing mornings or peaceful evenings. This home also includes one titled, heated underground parking stall and a private storage area for added ease. Stylish, functional, and ideally located, this exceptional property offers the very best of contemporary living in one of Calgary’s most sought-after neighbourhoods. Don't miss your chance to call this one-of-a-kind townhome your own.