

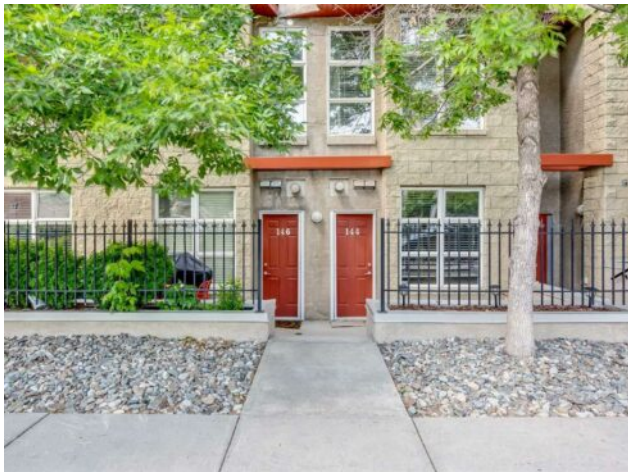


GRASSROOTS
REALTY GROUP

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144, 315 24 Avenue SW
Calgary, Alberta

MLS # A2246716



\$309,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	843 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 766
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: N/A

Welcome to XOLO in Mission, where urban convenience meets comfort and character. This 2-storey floorplan is one of the largest in the building—and it comes with its own PRIVATE STREET ENTRANCE, offering a townhouse-style experience that's perfect for pet owners, professionals, and anyone who values privacy and accessibility. Enjoy your own PRIVATE FRONT PATIO ideal for morning coffee, evening wine, or summer BBQs. Step inside and be greeted by soaring 9-FOOT CEILINGS on both levels, rich HARDWOOD FLOORING, and a spacious, sun-filled living area anchored by a cozy gas fireplace. Whether you're hosting guests or relaxing solo, this space offers the perfect blend of warmth and openness. The kitchen and main floor powder room have been meticulously cared for. Clean, stylish, and move-in ready with potential to personalize. Upstairs, enjoy the bonus of a FLEX SPACE that's perfect for a home office, reading nook, or guest space, plus a convenient in-suite laundry room. Retreat to your king-sized primary bedroom complete with a 4-piece ensuite and large windows for natural light. This unit includes a TITLED underground parking stall, assigned storage locker, underground visitor parking, and is in a PET-FRIENDLY building. Located steps from 4th Street, Elbow River pathways, Repsol Centre, and Calgary's top restaurants, cafes, and shops—this is inner-city living without compromise. Vacant and ready for immediate possession. Don't miss this opportunity to own one of Mission's most unique and versatile homes. Reach out to book a private showing today!