



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**150, 315 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2253665**



**\$303,300**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Titled, Under		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Natural Gas

**Floors:** Other

**Roof:** -

**Basement:** -

**Exterior:** Mixed

**Foundation:** -

**Features:** High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 651

**LLD:** -

**Zoning:** M-H1

**Utilities:** -

**Inclusions:** N/A

Welcome to #150 315 24th Avenue SW! A rare opportunity in the heart of Mission—this townhome-style condo in the sought-after Xolo building is anything but ordinary. With its own private entrance, refreshed interior, and a front patio complete with a gas line for your BBQ, it feels more like a home than a condo. Inside, warm hardwood floors, oversized windows, and a cozy fireplace create an inviting main level designed for both comfort and entertaining. Upstairs, the spacious primary retreat offers an abundance of natural light, a 4-piece ensuite, and the bonus of a versatile flex area—perfect for a home office, hobby space, or reading nook. In-unit laundry, underground parking, and secure storage add everyday ease. Step outside and you're surrounded by Mission's best cafés, restaurants, and shops, with the Elbow River pathways steps away. Whether you're walking to the Stampede Grounds, catching the C-Train, or simply enjoying the vibrant community, this location is second to none. Perfect for professionals seeking a walkable lifestyle or investors looking for a high-demand property. Don't miss your chance to call this place yours and schedule your private showing today!