



206, 104 24 Avenue SW  
Calgary, Alberta

MLS # A2261497



**\$168,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	427 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 570
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

INVESTORS - Turnkey Investment in Mission &ndash; Tenant in Place Looking for a low maintenance rental in a proven inner-city location? This second-floor corner unit in Mission is already rented to a long-term tenant and producing income. No renovations, no setup. Just collect rent from day one. Located on a quiet cul-de-sac steps from the Elbow River, this one-bedroom unit features hardwood floors, in-suite laundry, a large private balcony, and an assigned parking stall. It&rsquo;s an easy-to-rent layout in one of Calgary&rsquo;s most consistently in-demand neighborhoods. Whether you&rsquo;re building your portfolio or buying your first income property, this is a plug-and-play opportunity in a strong rental market. Clean. Simple. Cash flowing.