



**206, 104 24 Avenue SW
Calgary, Alberta**

MLS # A2261497



\$182,000

Division: Mission

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 427 sq.ft. **Age:** 1971 (55 yrs old)

Beds: 1 **Baths:** 1

Garage: Off Street, Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 570

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Heating: Baseboard
Floors: Hardwood, Tile
Roof: See Remarks
Basement: -
Exterior: Brick, Wood Frame
Foundation: -
Features: No Animal Home, No Smoking Home

Inclusions: N/A

INVESTORS - Turnkey Investment in Mission – 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's an easy-to-rent layout in one of Calgary's most consistently in-demand neighborhoods. Whether you'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.