



**GRASSROOTS**  
REALTY GROUP

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206, 104 24 Avenue SW  
Calgary, Alberta

MLS # A2261497



**\$188,800**

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	427 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
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.