103, 120 24 Avenue SW
Calgary, Alberta

MLS # A2262303

$169,900

Division:	Mission
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	454 sq.ft.	**Age:**	1971 (54 yrs old)
Beds:	1	**Baths:**	1

Garage:	Off Street, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 327
Basement:	-	**LLD:**	-
Exterior:	Brick, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, See Remarks		

Inclusions:	N/A

Imagine unlocking the door to your own low-maintenance sanctuary or a rock-solid investment, nestled on a serene, tree lined street just a whisper away from the river's edge. This isn't just a studio; it's your launchpad into a lifestyle where your morning coffee can be enjoyed on a peaceful walk along the trails and your evenings are spent exploring the vibrant, eclectic energy of 4th Street's very best restaurants and boutiques, all just a few blocks from your doorstep. Step inside to discover a surprisingly spacious and thoughtfully designed open-concept layout, where stunning engineered hardwood floors guide you from the sun-drenched living area to a well defined sleeping nook complete with a generous closet. Whip up a meal in the sleek, galley-style kitchen with stainless-steel appliances, and entertain with ease in a space that feels both modern and inviting. The practical perks are undeniable: a dedicated parking spot convenience right next door, and incredibly low condo fees of only $327 that protect your investment and make budgeting a breeze. The condo fees include heat, water, sewer, professional management, condo insurance, reserve fund. Priced well under $200,000 and move-in ready, this rare find is more than an address it's your smartest move yet. Don't just read about the opportunity; come and experience the lifestyle for yourself. Your future in Mission awaits. Seller bonus of 1 year of fees credited to you!