



**305, 626 24 Avenue SW
Calgary, Alberta**

MLS # A2267505



\$285,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 687
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Built-Ins

HISTORIC CLIFF BUNGALOW - INVITING CONDO - 2 BEDROOMS - 1 BATH – 982 SQ. FT. OF LIVING SPACE – OFF STREET PARKING – WOOD BURNING FIREPLACE - AIR CONDITIONED - NUMEROUS UPDATES. Welcome home. Awesome home for a working professional, a newly wed couple or young family. The complex is well maintained, has a modern elevator and a park like feel that is right next to an expansive ridge that has hundreds of mature trees. The condo has a exceptional floorplan that features the following: Quiet end unit / Lots of natural light flowing in / A walk-through master bedroom closet / Plenty of in-suite storage / In-suite laundry / An open concept dining area-living room-kitchen / Granite counters / A relaxing balcony overlooking a park across the street / 8 foot ceilings / Laminate flooring / And much more! Location, Location and Location: 15 minutes to The Children's- Foothills-Rockyview Hospitals. 9 minutes to Downtown. 6 minutes to Stampede Grounds (Cowboys, The Casino, The Saddledome and more). 7 minutes to Lindsay Park and The MNP Sports/Recreation Centre (swimming, running, weights, yoga, racquet sports and more). 4 minutes to 17 Ave SW/ The Red Mile's awesome nightlife and appetizing eateries. 3 minutes to the heart of 4th St SW's many trendy shops and flavorful restaurants. Close to public transportation, walking paths, schools, libraires, supermarkets, Elbow River rafting-many beaches and more. Several minutes away from major roads and highways. Don't miss this great condo!