



GRASSROOTS
REALTY GROUP

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103, 120 24 Avenue SW
Calgary, Alberta

MLS # A2276531



\$169,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	454 sq.ft.	Age:	1971 (55 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.