



**310, 315 24 Avenue SW  
Calgary, Alberta**

**MLS # A2292527**



**\$319,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	691 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Track Lighting		

**Inclusions:** n/a

Discover refined inner-city living in the heart of Mission, one of Calgary's most sought-after urban communities. Perfectly positioned on a quiet, tree-lined street just moments from the vibrant energy of 4th Street SW, this northwest-facing residence in the XOLO building offers the rare combination of peaceful residential living and immediate access to some of the city's best restaurants, cafés, and boutique shopping. This unit's north-west exposure captures beautiful views toward downtown Calgary, filling the living space with natural light and creating a bright, welcoming atmosphere throughout the day. The open layout allows the kitchen, dining, and living areas to flow effortlessly together—an ideal setting for both everyday comfort and entertaining. The kitchen features new stainless steel appliances (fridge, stove, microwave hood fan and dishwasher), generous cabinetry, and a raised breakfast bar, providing both functionality and a natural gathering space. In the living room, a cozy gas fireplace adds warmth and character, while large windows frame the mature streetscape and city skyline beyond. Step outside to your private balcony, a perfect place to enjoy evening sunsets, morning coffee, or simply unwind while taking in the quiet charm of this tree-lined street. A versatile den offers valuable flexibility for today's lifestyle, easily accommodating a home office, creative workspace, or additional storage. The bedroom provides a comfortable retreat, with a double closet and access to the bathroom. Overall layout is designed to maximize both livability and efficiency. Practical features further elevate this unit, including in-suite laundry, an oversized dedicated storage unit, and a rare extra-wide titled parking stall with a bike hook ideally located next to the elevator and garbage room—a premium position

within the building that adds everyday convenience and long-term value. Living in Mission means embracing one of Calgary's most celebrated urban lifestyles. The scenic pathways along the Elbow River are only steps away, offering kilometres of walking and cycling routes, while the surrounding streets are filled with acclaimed dining, fitness studios, local markets, and vibrant nightlife. Downtown Calgary is just minutes away, making commuting simple and convenient. Positioned on the desirable third floor with west exposure, this home combines a flexible layout, premium parking location, and oversized storage—features rarely found together in one property. Whether you're a professional seeking a vibrant walkable lifestyle, a first-time buyer entering the inner-city market, or an investor looking for a consistently desirable rental location, this residence presents a compelling opportunity in one of Calgary's most dynamic neighbourhoods.