



102, 120 24 Avenue SW
Calgary, Alberta

MLS # A2295152



\$200,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 428
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Track Lighting, Walk-In Closet(s)		

Inclusions: n/a

Mission. The Neighbourhood. The Lifestyle. The Investment. This fully renovated 1-bedroom condo puts you right in the heart of one of Calgary's most sought-after urban neighbourhoods — and it checks every box. Extensively updated in 2014, the suite features hardwood floors, upgraded tile, a fully renovated kitchen and bathroom, and a spacious primary bedroom complete with a walk-in closet. Whether you're dialling in your morning routine or hosting a low-key night in, this space is built for someone who moves with intention. Step outside and you're minutes from the best of 4th Street — independent coffee shops, top-tier restaurants, and the kind of bars worth coming back to. Lace up your runners and you're on the Elbow River pathway system in under 2 minutes, with direct access to some of the best urban running and cycling in the city, and a 4 minute jog to the beautiful MNP Community & Sport Centre. The south-facing enclosed patio catches morning sun — ideal for your first espresso before you take on the day. Inside, the unit has in-suite washer and dryer connections in the primary bedroom, plus a conveniently located shared laundry room just steps from your door. An assigned outdoor parking stall rounds out the package. Low condo fees. A well-run building. And a location that holds its value because the lifestyle it offers never goes out of style. Whether you're planting your flag in Calgary's urban core or adding a smart asset to your portfolio — this one is worth your time. Book your showing today.