



302, 626 24 Avenue SW
Calgary, Alberta

MLS # A2295950



\$319,800

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,026 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, In Floor, Electric, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 733
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Built-in Murphy Bed and Desk Components		

Park-front living and a thoughtfully updated interior come together in this spacious inner-city residence spanning over 1,025 sq ft of functional, well-designed space. Positioned directly across from green space along a quiet street, daily life feels connected to nature while remaining steps from Calgary's most vibrant amenities. An open-concept layout unfolds with seamless flow that encourages both everyday living and effortless entertaining, anchored by a modern kitchen finished with stainless steel appliances, full-height cabinetry and a peninsula island with a breakfast bar that naturally brings people together. A centrally placed dining area enhances connectivity without interrupting sightlines, creating an ideal setting for hosting or casual meals. Relaxation is welcomed in the bright living room where a fireplace adds warmth and large windows draw in natural light throughout the day. Patio sliders extend living outdoors to a covered balcony overlooking the park, creating a peaceful backdrop for morning coffee or evening unwinding. An open den area introduces exceptional flexibility with a built-in workspace and a Murphy bed that easily adapts to guest stays and a productive work-from-home setup without compromising living space. The generous proportions continue into the primary bedroom where dual walk-through closets with built-in organizers lead to a stylish 4-piece bathroom finished with heated slate flooring for added comfort and a full-height subway tile surround that elevates the space. A spacious walk-in laundry and storage space enhance everyday convenience and organization. This quiet, solid low-rise building has just 25 units and features a recently modernized elevator while an assigned off-street parking stall adds practical value to this low-maintenance lifestyle. Ideally located mere steps to 4 Street's cafes and restaurants, a short walk

to trendy 17 Avenue, the serene river pathways and Repsol Sport Centre, balancing vibrant city living with a quiet, park-side setting. A refined blend of space, flexibility and location creates a home that adapts effortlessly to both daily living and urban exploration!