



**105, 123 24 Avenue SW  
Calgary, Alberta**

**MLS # A2296024**



**\$209,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	500 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Assigned, Off Street, Parking Lot, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Flat	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
<b>Inclusions:</b>	STAGING FURNITURE AND DECOR		

OPEN HOUSE SATURDAY MARCH 28 FROM 1-3PM. Low condo fees that include all utilities except electricity! Come and check out this updated unit that includes all furnishing and decor in the sale of the property. You won't believe the location either! Literally under a minute to the river front (~100m), and less than a 10 minute walk (~850m) to the Erlton Entrance for Stampede! Nestled on a quiet street, you won't have to worry about traffic noise. From the corner of the block, you can see Calgary Tower a few blocks away, and the community garden is less than a block away. This unit was recently given a refresh and is ready for a loving new owner to enjoy their new boho sanctuary in the middle of the city! Don't wait, schedule your showing today.