



103, 123 24 Avenue SW  
Calgary, Alberta

MLS # A2300943



**\$237,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 624
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Ideally located in Mission, the heart of Calgary's inner city. This well-maintained 2-bedroom condo offers a bright, functional layout with comfortable living spaces throughout. The unit features new white oak engineered flooring throughout, along with a spacious living room that opens onto a covered patio - perfect for relaxing or entertaining. The kitchen includes maple cabinetry, a glass backsplash, and a new fridge, along with the convenience of in-suite laundry. Both bedrooms are well-sized, with additional upgrades including new mirrored closet doors and a custom closet system. The home also features hardwired Lutron smart lighting, updated light fixtures, a modern touch thermostat, and in-wall USB charging in the primary bedroom. Located in a well-managed building on a quiet, tree-lined street, you're just steps from the Elbow River pathway system, 4th Street SW, 17th Avenue SW, transit, and the MNP Community & Sport Centre. Recent building updates include new siding, updated intercom, and keyless entry. With low condo fees and an excellent walkable location, this is a great option for first-time buyers, investors, or anyone looking for convenient inner-city living.