



104, 626 24 Avenue SW
Calgary, Alberta

MLS # A2303067



\$314,500

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	957 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: None

1 BEDROOM + DEN | 1 BATHROOM | 956 SQFT | MAIN FLOOR UNIT | LARGE SOUTH FACING PATIO | ASSIGNED PARKING | PRIME LOCATION | Welcome to this spacious and well-designed main floor condo in the highly sought-after community of Cliff Bungalow, offering 956 sqft of comfortable living space with 1 bedroom plus a den and 1 full bathroom. Perfectly located just steps from the Elbow River pathways, 4th Street shops and restaurants, and everyday amenities, this home offers the ideal inner-city lifestyle. As you enter the home, you are welcomed by a functional layout with durable and stylish vinyl plank flooring, a convenient storage room and in-suite laundry. The bright and open living space features a large living room with a cozy wood-burning fireplace with surround tile, creating the perfect place to relax or unwind. The adjoining dining area flows into the kitchen, which offers ample counter space, modern appliances, and room for a kitchen table, making it both practical and inviting. The primary bedroom is generously sized and features a large walk-in closet, while the nearby 5-piece bathroom includes dual vanities, a soaker tub, and a linen closet for added convenience. The den provides excellent flexibility and can easily be used as a home office, guest space, or converted into a second bedroom. One of the standout features of this home is the expansive south-facing patio, offering plenty of space for outdoor furniture, a BBQ, and even a garden area to create your own private oasis. This unit received a refresh in 2023 with new vinyl plank flooring, fully updated kitchen, new modern appliances, and new washer and dryer combo. Enjoy your own assigned parking stall and additional storage unit. Located across from a playground and off-leash dog park, and within walking distance to Safeway, transit, schools, and the vibrant Mission district, this

home offers unbeatable convenience and lifestyle. Perfect as your first home or for a growing investment portfolio, this is a fantastic opportunity. Book your showing today!