



317, 315 24 Avenue SW
Calgary, Alberta

MLS # A2144417



\$289,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	593 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: BBQ, desk in living room, wall unit in bedroom, bed frame, portable A/C unit.

Investor? First time buyer? Working in the downtown area? This one bedroom/one bath condo in Xolo is for you! Close to all the entertainment that the Mission area has to offer: coffee shops, restaurants, bars, Elbow River Pathway, Stampede Grounds, transit and shopping. The lovely kitchen has been updated with granite counters, stainless steel appliances, modern faucet and backsplash. Kitchen opens towards a very sunny living room, with 9 ft ceilings, floor to ceiling windows, a gas fireplace and hardwood floors throughout. Spacious bedroom with a walk through closet and ensuite bath. Sunny south facing balcony and in suite laundry room with a front load washer and dryer. One titled underground parking stall and a spacious assigned storage locker. Great rental potential, move-in ready and priced to sell, don't miss your chance to make this your own. Schedule a viewing today before it's too late!