



105, 320 24 Avenue SW
Calgary, Alberta

MLS # A2152787



\$215,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	478 sq.ft.	Age:	1971 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 308
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

THIS IS IT! WELCOME TO THE ELBOW RIVER ARMS - DOWNTOWN LIVING IN MISSION! Looking for a condo with affordable fees and a prime location in Calgary? This may be the one, perfect for first-time homeowners tired of paying rent, or for investors looking to have someone else pay the mortgage. This bright, renovated unit with assigned parking and storage, is located in the sought-after SW community of Mission on a mature, tree-lined street. Recently painted and meticulously maintained, this condo offers sleek laminate countertops, white kitchen appliances, and proximity to the building's laundry. Enjoy luxury vinyl plank flooring, a stylish kitchen with a bar, a 4-piece bathroom, and large north-facing windows that make the space light and bright during the day. The concrete building allows pets (with board approval), and features bike racks. With friendly and young professional neighbors, this condo offers a relaxing atmosphere. You'll have easy access to Lindsay Park, the Elbow River, city transit, Repsol Sports Center, shops and restaurants along 4th St. and 17th Ave, schools, parks, the Saddledome, and Stampede grounds. Just minutes from downtown. Book your showing TODAY before you miss out!