

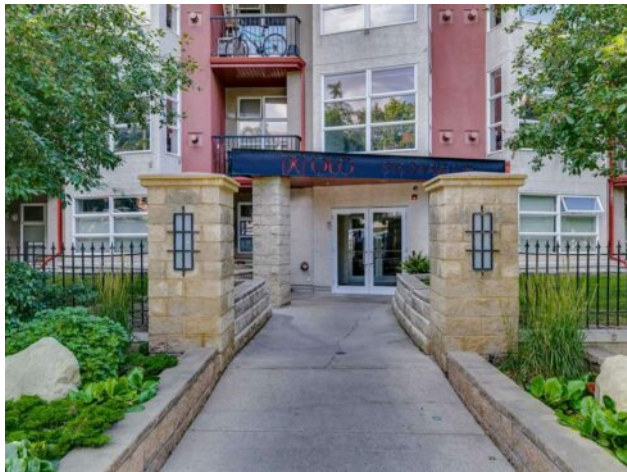


GRASSROOTS
REALTY GROUP

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303, 315 24 Avenue SW
Calgary, Alberta

MLS # A2154245



\$335,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	792 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 677
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Laminate Counters, Vinyl Windows		

Inclusions: n/a

Popular XOLO building in the desirable dt community of Mission. This 2 bed 1 bath + den SW corner unit condo is steps from the action of 4th Street entertainment and shopping district. Highlights of this spacious unit are an open plan main living area with fresh paint throughout. The kitchen has stainless steel appliances with a brand new fridge, and has ample cupboards and counters. The peninsula with a raised breakfast bar can hold up to 4 bar stools. The bright living room with floor to ceiling windows and a cozy gas fireplace opens to the SW facing balcony with a natural gas bbq hookup. The primary bedroom has a good sized closet and a cheater door to the 4 piece bath. The 2nd bedroom is perfect for roommates or guests. In-suite laundry room with stacking laundry set. Underground secure parking and separate storage locker room. Plenty of visitor parking. Easy access to DT, 17th Avenue entertainment district and transit.