



413, 315 24 Avenue SW  
Calgary, Alberta

MLS # A2175025



**\$315,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	674 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 579
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters		

**Inclusions:** N/A

Top-floor living in the heart of the desirable community of Mission and the sought after XOLO building! Located just steps away from every amenity you could possible want&hellip; Dining, coffee shops, shopping, entertainment, parks, river pathways, this RENOVATED top-floor, 1 Bedroom + DEN features upgrades throughout. NEW VINYL PLANK flooring, NEW QUARTZ COUNTERTOPS, updated hardware and lighting. The 9&rsquo; ceilings and south facing wall of windows allow for natural light to flood into the space and for the colder months the corner gas fireplace adds a coziness and warmth to the open floorplan. Step out onto the quiet south facing balcony for your morning coffee, barbeque or just to relax on a summer afternoon. The kitchen features upgraded stainless-steel appliances, a high-top breakfast bar and plenty of counter space. The large bedroom boasts a walk-through closet and access to the 4-piece &ldquo;ensuite&rdquo; bathroom. The additional den space is great for a home-office, workout area, additional storage or a &ldquo;pop-up&rdquo; bedroom for your guests. With IN-SUITE LAUNDRY, a TITLED parking stall in the underground parkade, assigned storage locker, and visitor parking, this beautiful inner-city condo will definitely suit your lifestyle!