



**#407, 110 24 Avenue SW
Calgary, Alberta**

MLS # A2187917



\$349,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	762 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows

Inclusions: n/a

Nestled in a highly sought-after and tranquil cul-de-sac just steps from the river and scenic walking and biking paths, this beautifully renovated top-floor corner condo is a true gem. With an open-concept layout and a contemporary color palette, this home offers modern living at its finest. The kitchen boasts sleek stainless steel appliances and custom cabinetry, complemented by a spacious quartz countertop and a large pantry for ample storage. Enjoy the convenience of a European washer/dryer combo, which is included, along with a range of premium upgrades such as new vinyl plank flooring throughout, custom-built closets in both bedrooms, and fresh trim and new blinds on all windows. The unit's elevated corner location provides an abundance of natural light, while its concrete construction ensures privacy and quiet. Additional features include a walk-in storage pantry, pot lights in the dropdown ceiling, and a thoughtful, well-designed layout. Parking is a breeze with a large, assigned stall in the back that can easily accommodate a larger vehicle. Enjoy the best of both worlds with this condo's peaceful, tucked-away location—while being just minutes from vibrant 4th Street, the river pathway system, Erlton LRT station, and 17th Avenue. A rare find in the heart of the city!