



209, 315 24 Avenue SW
Calgary, Alberta

MLS # A2192646



\$319,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	722 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Experience the ultimate Mission lifestyle in this exceptional 1-bedroom + den condo! This bright and airy unit boast a rare feature, no shared walls, ensuring peace and quiet. Enjoy soaring 9ft ceilings, a modern Kitchen, with two-tone cabinetry, open-concept living area perfect for entertaining, and a versatile den ideal for a home office or creative space (with the coveted sliding glass door upgrade!). The massive north-facing windows flood the space with natural light, and spacious private balcony . This prime location puts you steps away from the Elbow River pathways, trendy 4th Street restaurants, boutiques, and the vibrant nightlife of downtown Calgary. Plus, enjoy the convenience of titled underground heated parking, a large storage unit, in-suite laundry, and a Pet-friendly building! Don't miss this rare opportunity