



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

206, 104 24 Avenue SW
Calgary, Alberta

MLS # A2196459



\$210,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	429 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Urban Living at Its Finest – Welcome to Mission! Nestled in one of Calgary's most walkable and vibrant inner-city neighborhoods, Unit 206 at 104 24 Avenue SW is a rare opportunity for first-time home buyers and savvy investors alike. This spacious 2nd-floor, end unit boasts an inviting open-concept design, gleaming hardwood floors, and an oversized private deck—your perfect retreat to relax or entertain. Step inside to discover a bright and functional layout featuring a well-sized living area, a stylish and practical kitchen with a breakfast bar, and a full four-piece bathroom with in-suite laundry. The generous bedroom, framed by elegant French doors, offers flexibility and charm. Whether you're enjoying a quiet night in or hosting friends, this space is designed to fit your lifestyle. Located on a quiet cul-de-sac just steps from the picturesque Elbow River pathways, this home is a haven for outdoor enthusiasts. A short walk west brings you to the heart of Mission's dynamic scene—4th Street, lined with trendy cafes, top-rated restaurants, boutiques, and wellness spots. Need to get around? You're minutes from the C-Train, Stampede Grounds, MNP Community & Sport Centre, and more. This well-kept building ensures peaceful living with the added convenience of your own assigned parking stall. Whether you're looking for an urban sanctuary or a prime investment property, this is the one you don't want to miss! Location. Lifestyle. Convenience. Experience Mission living at its best!