



19, 616 24 Avenue SW
Calgary, Alberta

MLS # A2206380



\$365,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	856 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

Bright & Spacious 2-Storey Inner-City Condo with Private Rooftop Balcony! Welcome to this beautifully designed two-storey condo featuring a huge South-facing private rooftop balcony with serene views of green space, playground & mature trees. This bright & open unit boasts hardwood flooring throughout most of the space, an open-concept kitchen with white cabinetry & a large storage room/pantry for added convenience. Imagine dinner parties in the spacious living & dining rooms! Cozy up by the wood-burning fireplace in the living room on cooler evenings or enjoy al fresco dining on your private deck with the South exposure. The main level offers two spacious bedrooms, including a large master retreat with a massive walk-in closet, a full bath & convenient laundry. The unit also includes one outdoor covered parking stall, separate storage locker & is nestled on a quiet inner-city street. Steps from Elbow River pathways for biking & walking & to 17th Ave, the Talisman Centre, & vibrant Mission district. Easy access to shopping, dining, & transit. This is a rare opportunity to own a stylish inner-city home with unbeatable outdoor space! Book your private showing today!