

# \$305,000 - 209, 315 24 Avenue Sw, Calgary

MLS® #A2192646

## \$305,000

1 Bedroom, 1.00 Bathroom, 722 sqft

Residential on 0.00 Acres

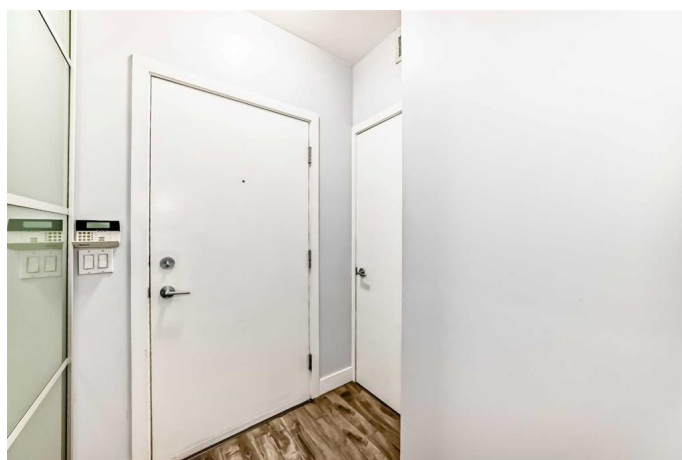
Mission, Calgary, Alberta

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

Built in 2003

## Essential Information

MLS® #	A2192646
Price	\$305,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	722
Acres	0.00
Year Built	2003



Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	209, 315 24 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3E7

### Amenities

Amenities	Secured Parking, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Open Floorplan, Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	February 5th, 2025
Days on Market	87
Zoning	M-H1

### Listing Details

Listing Office	RE/MAX Complete Realty
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