

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

MLS® #A2192646

## \$305,000

1 Bedroom, 1.00 Bathroom, 722 sqft  
Residential on 0.00 Acres

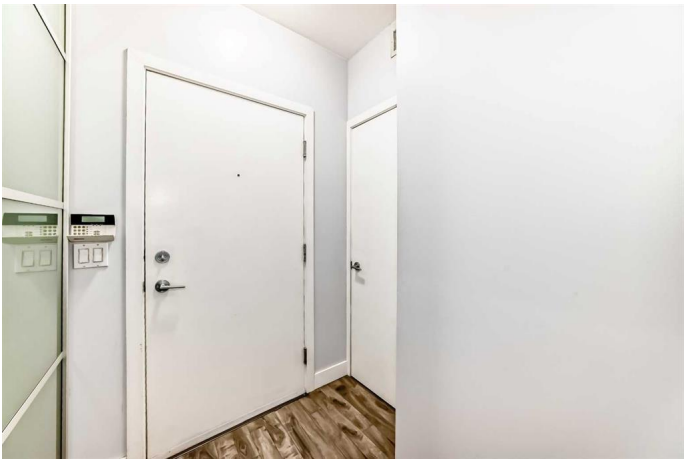
Mission, Calgary, Alberta

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 | 82                 |
| Zoning         | M-H1               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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