# \$300,000 - 306, 315 24 Avenue Sw, Calgary

MLS® #A2235180

## \$300,000

1 Bedroom, 1.00 Bathroom, 732 sqft Residential on 0.00 Acres

Mission, Calgary, Alberta

BRIGHT & OPEN UNIT | UNDERGROUND PARKING | INSUITE LAUNDRY | STORAGE LOCKER | AMAZING WALAKBLE LOCATION! This attractive and functional property in the highly sought after community of Mission is a true gem. The location is second to none just 2 blocks from the river and only a half block from the amazing amenities and culture along 4 Street.

As you enter the unit you will be impressed by the spacious, open concept that creates a seamless flow between the everyday living, entertaining and work at home spaces. The living room is filled with light from the floor to ceiling windows, has a cozy gas fireplace with a large TV mantle, feature wicker light fixtures and provides direct access to the balcony - a perfect retreat for your morning coffee or just relaxing and enjoying the gorgeous, treed streetscape and glimpses of the downtown skyline. The modern kitchen has a large peninsula island with seating and pendant lighting, an ample amount of countertop and cabinet space, wine cubbies, a pantry cupboard and stainless-steel appliances. The primary bedroom also features floor to ceiling windows and has a particularly useful floating dresser/media cabinet, walk through closet and access to the 4-piece ensuite bathroom with a large vanity and full shower/tub combination. The floor plan is completed by a spacious den/flex space with a large built-in







workstation, a good-sized dining area which is often hard to find in 1-bedroom units, jacket closet next to the front entry and a dedicated laundry room with a stacked washer and dryer. Additional features include hardwood flooring, 9' ceilings, blinds package, BBQ gas line on the balcony, high-speed internet included in the condo fees, underground titled parking stall (#138), assigned storage locker (#54), ample underground visitor parking and a brand new roof membrane has just been installed on the building.

The building is easily walkable to an absolute abundance of restaurants, shops and entertainment venues that make the community such a premier destination including South Block, Mercato, Joyce on Fourth, Vin Room, Aida's, Blowers & Grafton, Anejo, Class Clown, The Unicorn, Ducky's Pub, OEB, La Boulangerie, Purple Perk, Phil & Sebastian and so much more. Your everyday conveniences are also right at hand with Safeway and Shoppers Drug Mart less than a block away and the MNP Community & Sports Centre, Lindsay Park and the Elbow River Pathway system are just minutes from your door. Welcome to your new life at Xolo in Mission!

#### Built in 2003

#### **Essential Information**

MLS® # A2235180 Price \$300,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 732

Acres 0.00

Year Built 2003

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 306, 315 24 Avenue Sw

Subdivision Mission
City Calgary
County Calgary
Province Alberta
Postal Code T2S 3E7

#### **Amenities**

Amenities Elevator(s), Parking, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Insulated, Parkade, Secured, Titled, Underground,

**Enclosed** 

# of Garages 1

### Interior

Interior Features Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Insert, Mantle

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line Roof Flat Torch Membrane

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 27th, 2025

Days on Market 22

Zoning M-H1

## **Listing Details**

Listing Office CIR Realty

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