

# \$309,900 - 209, 315 24 Avenue Sw, Calgary

MLS® #A2192646

**\$309,900**

1 Bedroom, 1.00 Bathroom, 722 sqft

Residential on 0.00 Acres

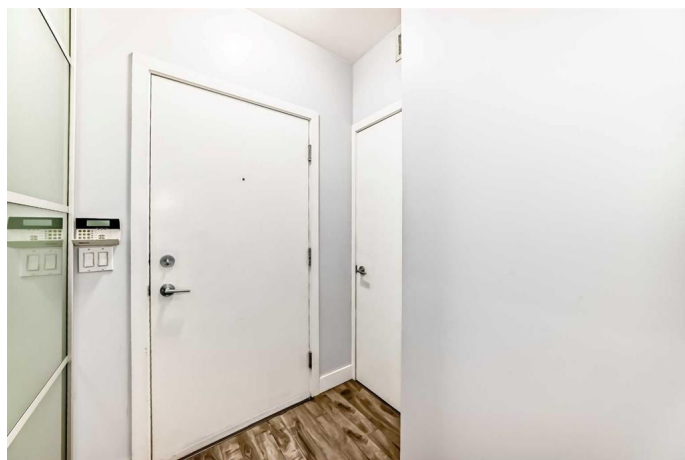
Mission, Calgary, Alberta

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	\$309,900
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	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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	69
Zoning	M-H1

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.