

\$389,900 - 403, 626 24 Avenue Sw, Calgary

MLS® #A2255622

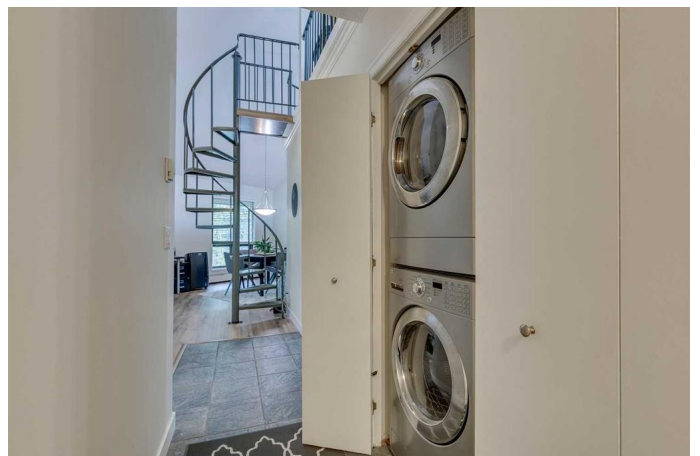
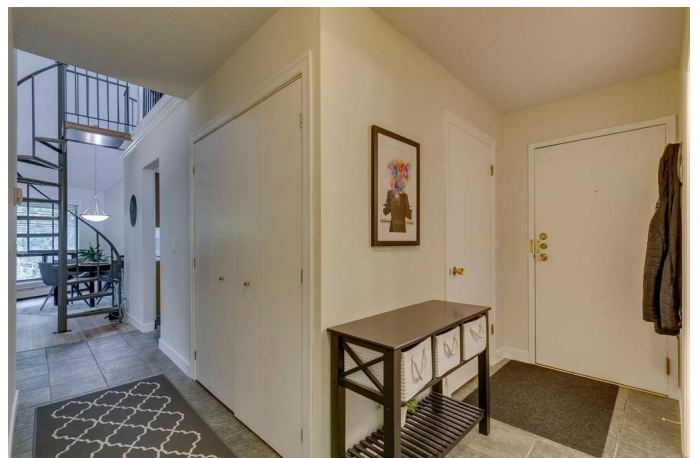
\$389,900

1 Bedroom, 1.00 Bathroom, 1,104 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Welcome to this stunning top-floor, south-facing corner apartment in the highly sought-after neighbourhood of Cliff Bungalow. Bathed in natural light, this beautifully maintained home features a generous balcony with a serene, leafy outlook—perfect for relaxing or entertaining. Inside, you'll find a large, airy bedroom with an entire wall of closet space. A convenient powder room with extra storage leads to a recently renovated, full-sized bathroom. The open-concept living and dining area boasts soaring ceilings, new flooring, abundant windows, and a cozy wood-burning fireplace. A spiral staircase leads to a versatile loft space with city views—ideal for a home office, studio, or second bedroom. The fully equipped kitchen includes updated appliances, new countertops, and ample cupboard space. This quiet, solidly built low-rise building has just 25 units and features a recently modernized elevator. The apartment includes in-suite laundry, a dishwasher, a large in-unit storage area, covered parking, and additional shared storage on the ground floor. And then there's the location. Living in Cliff Bungalow puts you right in the middle of it all. You can walk out your door to Safeway, the Elbow River pathways, and some of the best restaurants, bars, and coffee shops in the city along 4th Street and 17th Avenue. Shops, fitness studios, groceries, transit—it's all steps away. Downtown is minutes from your door, whether you're walking, biking, or



commuting. For more info, photos, and 360 tour, click the links below.

Built in 1980

Essential Information

MLS® #	A2255622
Price	\$389,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,104
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	403, 626 24 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K6

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Parkade, Secured, Underground
# of Garages	1

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
# of Stories	4
Basement	None

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Cul-De-Sac, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	12
Zoning	M-C2

Listing Details

Listing Office	eXp 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.