

103, 120 24 Avenue SW  
Calgary, Alberta

MLS # A2262303



# \$169,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 454 sq.ft.                         | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Stall                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                             |                   |                 |
|--------------------|-----------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Hardwood, Laminate, Tile    | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                           | <b>Condo Fee:</b> | \$ 327          |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Wood Frame           | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Animal Home, See Remarks |                   |                 |

**Inclusions:** N/A

Imagine unlocking the door to your own low-maintenance sanctuary or a rock-solid investment, nestled on a serene, tree lined street just a whisper away from the river's edge. This isn't just a studio; it's your launchpad into a lifestyle where your morning coffee can be enjoyed on a peaceful walk along the trails and your evenings are spent exploring the vibrant, eclectic energy of 4th Street's very best restaurants and boutiques, all just a few blocks from your doorstep. Step inside to discover a surprisingly spacious and thoughtfully designed open-concept layout, where stunning engineered hardwood floors guide you from the sun-drenched living area to a well defined sleeping nook complete with a generous closet. Whip up a meal in the sleek, galley-style kitchen with stainless-steel appliances, and entertain with ease in a space that feels both modern and inviting. The practical perks are undeniable: a dedicated parking spot convenience right next door, and incredibly low condo fees of only \$327 that protect your investment and make budgeting a breeze. The condo fees include heat, water, sewer, professional management, condo insurance, reserve fund. Priced well under \$200,000 and move-in ready, this rare find is more than an address it's your smartest move yet. Don't just read about the opportunity; come and experience the lifestyle for yourself. Your future in Mission awaits. Seller bonus of 1 year of fees credited to you!