

101, 120 24 Avenue SW
Calgary, Alberta

MLS # A2276975



\$214,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions:	NA
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LOCATION, LOCATION! Discover exceptional inner-city living in this 700sqft spacious, fully renovated one-bedroom condominium, ideally situated just steps from the Elbow River and Calgary's extensive pathway system. Located only two blocks from vibrant 4th Street and minutes to 17th Avenue, you'll enjoy immediate access to trendy shops, cafés, and restaurants; while still being tucked away enough to savor quiet evenings at home. The thoughtfully designed floor plan and upscale finishes impress from the moment you enter. A generous foyer welcomes you with beautiful hardwood flooring, leading into bright, open-concept living spaces. Oversized south- and east-facing windows flood the home with natural light, while the enclosed, concrete patio offers additional space for outdoor seating and BBQs; perfect for entertaining or relaxing year-round. The fully renovated kitchen features stylish designer finishes, stainless steel appliances, quartz countertops, and a pantry; yes, there's room for those Costco runs! The king-sized bedroom easily accommodates larger furnishings and includes expanded closet space and a striking designer chandelier. Completing the home is a modern, renovated four-piece bathroom, tailored for today's lifestyle. Additional conveniences include in-suite laundry located in the private storage room, a shared laundry room conveniently adjacent to the unit, and assigned parking, with ample street parking available for guests. Set in a pet-friendly building, this home is perfect for active, outdoor enthusiasts who value walkability, river access, and urban convenience. Immerse yourself in everything Mission has to offer; this is inner-city living at its best.