

207, 308 24 Avenue SW
Calgary, Alberta

MLS # A2165994



\$250,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	500 sq.ft.	Age:	1979 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Closet Organizers, outdoor furniture, TV and sound bar

GREAT INVESTMENT! This RENOVATED condo nestled in an unbeatable MISSION location is just steps to trendy 4th street to enjoy shopping, cafes, wine bars, great restaurants, the Elbow River, bike/walking paths, grocery store, a short walk to the Stampede Grounds and a quick bike ride to downtown. This is a great opportunity to own a property in a desirable community at an incredibly affordable price. Stepping into the condo is a tiled foyer with large closet complete with organizers and a laundry room with stacked washer/dryer and storage. The kitchen has been renovated and features white quartz counters, new fixtures, white and grey kitchen cabinets, stainless steel appliances and built-in wine rack. There is a quartz eating bar for casual dining and also additional space for a dining table. The living room is light and bright and features a faux concrete wall as a focal point. Sliding doors lead to a very spacious deck - a lovely space to unwind with partial views of downtown (custom outdoor furniture comes with the unit). Updated modern light fixtures, hardwood flooring and newer paint all add to this great unit. Wake up to Calgary Tower and downtown views in the bright and spacious primary bedroom complete with large closet and organizers, and cool A/C window unit. The 4-piece bathroom features an amazing custom barn door and has a make-up area at the counter. The condo is an end unit and has easy access to a side exit door - great if you have a pet! The building is very well run and maintained with lovely manicured lawns - the live-in caretakers are fantastic and always available for questions or to lend a helpful hand. The building/unit has an elevator, secured bike storage, a workbench area, assigned storage locker and is pet friendly with board approval. The outdoor parking stall is handily viewable from the unit and includes a

plug-in. THIS BUILDING WAS NOT AFFECTED BY THE 2013 FLOOD and updates include: ROOF (2023), HARDY BOARD EXTERIOR (2018), ELEVATOR update (2018). The current mortgage is assumable (with buyer qualification) at 3.19% until July 2027. Don't miss out on the amazing investment and lifestyle opportunity!!