

426, 315 24 Avenue SW  
Calgary, Alberta

MLS # A2177100

## \$317,500



<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Tar/Gravel	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	Master Bedroom Drapery & Rod		

Welcome to this stunning TOP-FLOOR, PET FRIENDLY condo in the heart of downtown! This open concept one-bedroom, one-bath home offers modern living with huge windows, abundant natural light and high ceilings. The spacious formal dining room doubles as a home office or additional space for overnight guests. The sleek 2tone kitchen features stainless steel appliances, pantry and a raised breakfast bar - perfect for your morning coffee. The Primary bedroom easily fits a King bed with dual closets and walk-thru 4pc bathroom. Enjoy sweeping city views from your North facing balcony and the convenience of being only steps away from all the 4th Street trendy restaurants, boutique shops and vibrant nightlife. Ideal for those seeking an urban lifestyle in a PRIME LOCATION, or as a second income producing rental property! Heated underground secure TITLED PARKING, copious guest parking, IN-SUITE LAUNDRY and additional secure storage lockers. This condo combines style, comfort and accessibility in one perfect package. Check out the 3D tour and book your private showing today!