

148, 315 24 Avenue SW  
Calgary, Alberta

MLS # A2293173



## \$300,000

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Hardwood

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 658

**Basement:** -

**LLD:** -

**Exterior:** Stucco

**Zoning:** M-H1

**Foundation:** -

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan

**Inclusions:** Wardrobe in bedroom, Kitchen Island, Chairs for kitchen island

Discover urban living at its finest in the heart of Mission. This bright 1-bedroom, 1.5-bathroom apartment with street level access offers a functional, multi-level layout that feels more like a townhome. The TWO TITLED PARKING STALLS are a huge perk in this neighbourhood, eliminating the biggest headache of inner-city living (finding parking!). Both the open floor plan and a 2pc powder room on the main floor make the layout incredibly convenient for daily life, it's also the perfect separation of public/private space in your home for hosting guests. Coming home to a gas fireplace in the living room on a cold evening adds a wonderful touch of comfort! The den upstairs is a game-changer—whether you need a dedicated home office, a cozy reading nook, or extra storage, this space is waiting for you to put your stamp on it. This condo complex is pet friendly, offering a functional home perfect for both you AND your furred family members. All you have to do is step out your door to find some of the best cafes, restaurants, and shops in town (plus a grocery store only steps away!), or you can escape from the concrete jungle to the Elbow pathways and enjoy a dog walk/bike ride/run - it's the best of urban convenience paired with access to the outdoors! With two parking stalls, in-suite laundry, additional storage, low-maintenance finishings, pet friendly condo policies, and an individual street access entrance for your own unit, here is everything you need to move in and enjoy the convenience of condo living with the feel of a private home.