

413, 315 24 Avenue SW
Calgary, Alberta

MLS # A2175025



\$315,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	674 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters		

Inclusions: N/A

Top-floor living in the heart of the desirable community of Mission and the sought after XOLO building! Located just steps away from every amenity you could possible want… Dining, coffee shops, shopping, entertainment, parks, river pathways, this RENOVATED top-floor, 1 Bedroom + DEN features upgrades throughout. NEW VINYL PLANK flooring, NEW QUARTZ COUNTERTOPS, updated hardware and lighting. The 9’ ceilings and south facing wall of windows allow for natural light to flood into the space and for the colder months the corner gas fireplace adds a coziness and warmth to the open floorplan. Step out onto the quiet south facing balcony for your morning coffee, barbeque or just to relax on a summer afternoon. The kitchen features upgraded stainless-steel appliances, a high-top breakfast bar and plenty of counter space. The large bedroom boasts a walk-through closet and access to the 4-piece “ensuite” bathroom. The additional den space is great for a home-office, workout area, additional storage or a “pop-up” bedroom for your guests. With IN-SUITE LAUNDRY, a TITLED parking stall in the underground parkade, assigned storage locker, and visitor parking, this beautiful inner-city condo will definitely suit your lifestyle!