



THE
A-TEAM

**RE/MAX
FIRST**

110 24 Avenue #206, Calgary T2S 0J9

MLS® #: **A2113004**

Area: **Mission**

Listing Date: **03/07/24**

List Price: **\$254,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **506**
Low Sqft:
Ttl Sqft: **506**

DOM

73

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Boiler**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Window Coverings**
Int Feat: **See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`4" x 5`3"
4pc Bathroom	Main	4`11" x 8`2"
Bedroom - Primary	Main	10`2" x 11`4"

Room	Level	Dimensions
Kitchen	Main	6`10" x 11`9"
Living/Dining Room Combination	Main	12`0" x 15`0"

Legal/Tax/Financial

Condo Fee:
\$286

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Legal Desc:	9112377	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to your dream condo nestled in the highly sought-after community of Mission, where style, convenience, and vibrant city living converge. Situated just steps away from the picturesque banks of the Elbow River, this impeccably maintained building offers an unparalleled urban lifestyle. Enjoy the convenience of walking to all amenities, including grocery stores, bakeries, markets, pharmacies, coffee shops, restaurants, fitness centers, boutique stores, green spaces, parks, and transit options. Step inside this beautifully updated condo featuring one bedroom and one 4-piece bathroom, where modern elegance meets comfort. The sunny south-facing balcony beckons you to enjoy your morning coffee in the sun, while the open floor plan creates an inviting space for relaxation and entertainment. The condo is on the second floor of a well maintained concrete building. Adorned with engineered hardwood flooring throughout and tile flooring in the bathroom, this home exudes sophistication. The kitchen was thoughtfully renovated with cooking and entertaining in mind, boasts ample cabinet storage, expansive counter space, and stainless steel appliances. The upgraded 4-piece bathroom boasts abundant storage, ensuring that towels, toiletries, and other essentials are neatly organized. The condo includes assigned parking, and a storage locker for additional storage. Benefit from the perks of a well-run condo board and low condo fees, ensuring a hassle-free living experience. Whether you're seeking a spacious home or an investment property with income potential, this apartment caters to your diverse needs. With quick possession available, seize the opportunity to make this your new home and embrace living a vibrant lifestyle in the highly desired Mission neighbourhood.</p>		
Inclusions:	n/a		
Property Listed By:	RE/MAX Real Estate (Mountain View)		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







