



THE
A-TEAM

**RE/MAX
FIRST**

110 24 Avenue #105, Calgary T2S 0J9

MLS® #: **A2119201**

Area: **Mission**

Listing Date: **04/03/24**

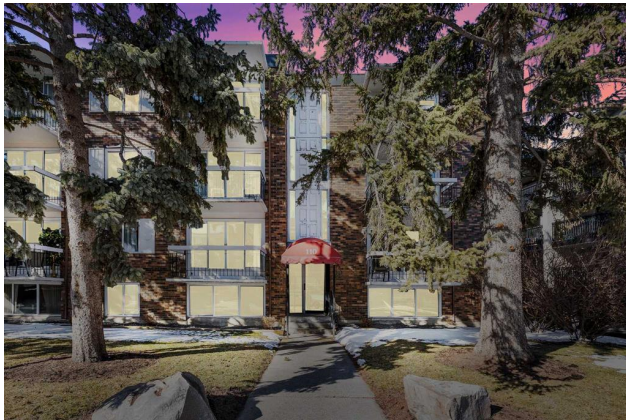
List Price: **\$239,900**

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: **516**
Low Sqft:
Ttl Sqft: **516**

DOM

46

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: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	9`3" x 8`3"
Living Room	Main	11`4" x 15`4"
Walk-In Closet	Main	3`7" x 4`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`2" x 11`10"
Bedroom - Primary	Main	9`3" x 11`9"
4pc Bathroom	Main	5`0" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$300

Title: **Leasehold**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Legal Desc:

9112377

Monthly

Remarks

Pub Rmks:

Welcome to your urban sanctuary in the heart of 110 24 Avenue! Step into this contemporary 1 bedroom, 1 bathroom condo that effortlessly combines modern comfort with city living convenience. Upon entering, you're greeted by a living area flooded with natural light, creating a warm and inviting atmosphere. The open-concept layout seamlessly flows into the well-appointed kitchen, boasting well-maintained appliances, ample cabinet space, and a convenient breakfast bar - perfect for casual dining or entertaining guests. Retreat to the cozy bedroom, complete with a large closet and plush carpeting, providing a peaceful haven to unwind after a long day. Adjacent, discover the sleek bathroom featuring a stylish vanity and a rejuvenating shower. One of the highlights of this condo is the European-style washer/dryer combo, offering the ultimate convenience and eliminating the hassle of laundry day. No need to trek to a communal laundry area or laundromat - everything you need is right here within your own living space. Conveniently situated close to the stampede grounds and river, you'll have easy access to some of the city's most iconic landmarks and natural attractions. Whether you're attending events at the stampede grounds or simply want to enjoy a leisurely stroll along the riverbank, everything is just a stone's throw away. Located in the vibrant community of Mission Court, you'll also enjoy easy access to an array of dining, shopping, and entertainment options. Explore the bustling streets filled with cafes, boutiques, and galleries, or take a leisurely stroll in the nearby parks for a breath of fresh air. With its prime location, modern amenities, and proximity to key attractions, this condo presents a unique opportunity for urban living at its finest. Don't miss your chance to make it your own - schedule a showing today!

Inclusions:

Property Listed By:

All appliances listed under appliance section
PropZap Realty

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



