

315 24 Avenue #130, Calgary T2S 3E7

MLS®#: **A2144539** Area: **Mission** Listing **08/31/24** List Price: **\$319,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **749**
 Low Sqft:
 Ttl Sqft: **749**

DOM

94
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Uncovered Courtyard**

Construction: **Brick,Stucco,Wood Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Laminate Counters,No Smoking Home,Open Floorplan,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 11`1"	Kitchen With Eating Area	Main	11`1" x 10`9"
Foyer	Main	4`4" x 4`2"	2pc Bathroom	Main	7`4" x 2`11"
Bedroom - Primary	Second	13`7" x 11`1"	4pc Ensuite bath	Second	9`1" x 4`10"
Den	Second	7`2" x 4`10"	Laundry	Second	3`4" x 3`2"
Porch - Enclosed	Main	7`11" x 6`2"			

Legal/Tax/Financial

Condo Fee:
\$671

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H1

Legal Desc: **0311686**

Remarks

Pub Rmks: **This 1 bed/1.5 bath, two-storey unit, boasting a very convenient private entrance, is the most desirable floorplan in the complex, which rarely come available. The design allows for the options of accessing the property from the front public entrance or the heated underground parkade via the wide hallway OR through the private entrance from 24 Ave. SW. Xolo is ideally located in the highly sought-after neighborhood of Mission. From street level you pass the lovely ground floor patio to enter the home and are greeted by an open-concept main floor living room with gas fireplace, adjoining dining area and a very functional kitchen with stainless steel appliances. A two-piece powder room, ideal when hosting guests, completes the level. Upstairs, you'll find a very versatile den/office, ideal for accommodating guests or serving as a home office space. The laundry room is conveniently located on the second floor featuring a stacked washer/dryer. The large primary bedroom easily accommodates a king bed and adjoins a private four-piece ensuite bathroom. The front patio is spacious and a wonderful spot for morning coffee and BBQ's with friends and family and comes equipped with a natural gas line for your grill. Included is a titled underground parking stall, parking pass for street parking in front of the private entrance and an assigned storage locker. Xolo offers underground visitor parking and is pet friendly, pending condo board approval. Heat and water costs are included in the monthly fees. Located steps from countless shops, restaurants, service outlets on 4th Street, the Elbow River, Stampede Grounds, parks and recreation facilities. The unit is spotless and has been freshly painted from top to bottom. It is vacant for immediate possession. Easy to show. Call your favourite Realtor for a private showing today.**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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









