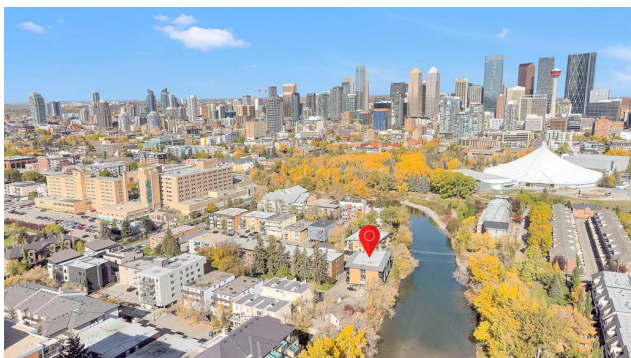


104 24 Avenue #402, Calgary T2S 0J9

MLS® #: **A2171645** Area: **Mission** Listing Date: **10/11/24** List Price: **\$225,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1967**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **406**
 Low Sqft:
 Ttl Sqft: **406**

DOM

42
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: **Assigned,On Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame**
 Heating: **Hot Water** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Bookcases,Breakfast Bar,Closet Organizers,French Door,Open Floorplan,Soaking Tub,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`7" x 8`4"	Kitchen	Main	9`5" x 7`10"
Bedroom	Main	11`5" x 10`1"	4pc Bathroom	Main	6`4" x 4`11"
Laundry	Main	3`4" x 3`6"	Balcony	Main	21`8" x 5`10"

Legal/Tax/Financial

Condo Fee: **\$540** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**
 Legal Desc: **0313083**

Remarks

Pub Rmks: **Location!Location!Location! Hurry...and be the next owner of this Top Floor Corner Unit. This well kept Unit features an open layout with hardwood flooring, huge bedroom with french doors to the living room, very functional kitchen with breakfast bar, In-Unit laundry, and a full length SW facing balcony. GO THROUGH THE PHOTOS and see how this complex is excellently located in the heart of the desirable community of Mission. The Riverview Estates building is located at the end of the street by the Elbow River, in short walking distance to restaurants, parks, gardens, an off leash dog park, MNP Community and Sport Centre, C-train Station, Stampede Grounds, and the list goes on.**

Inclusions: **Portable Air Conditioner**

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

