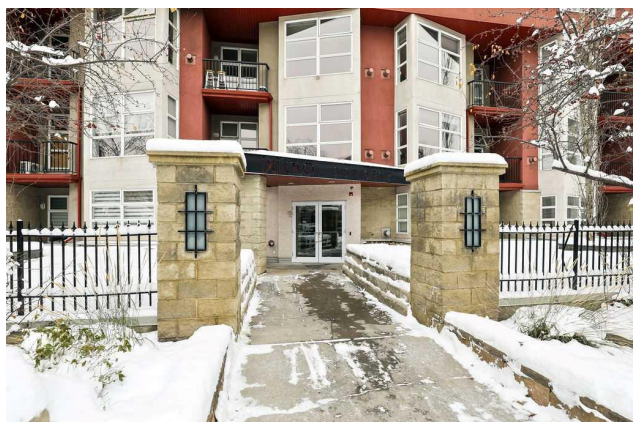


**315 24 Avenue #320, Calgary T2S 3E7**

MLS®#: **A2173727** Area: **Mission** Listing Date: **10/22/24** List Price: **\$295,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **676 sqft**  
 Lot Shape:

DOM

**42**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Views**  
**Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Stucco,Wood Frame**  
 Heating: **Baseboard,Hot Water,Natural Gas** Flooring: **Ceramic Tile,Laminate**  
 Sewer: Ext Feat: **Balcony** Water Source: Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 11`6"	Dining Room	Main	6`9" x 7`2"
Kitchen	Main	9`5" x 7`11"	Bedroom - Primary	Main	14`0" x 9`8"
Den	Main	10`6" x 7`0"	Laundry	Main	3`2" x 2`8"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$585** Title: **Fee Simple** Zoning: **M-H1**

Fee Freq:  
**Monthly**

Legal Desc: **0311686**

Remarks

Pub Rmks: **Live and play in Mission - one of Calgary's most sought-after inner city communities! OPTION TO PURCHASE FULLY FURNISHED! Literally steps away from 4th street's restaurants and shops and equally close to the Elbow River's paths. This super cozy, funky one bedroom third floor, downtown-facing condo has it all. Fantastic office/den greets you as you enter, then a well appointed kitchen and breakfast bar leads to the dining/living area. A gas fireplace and newer laminate flooring create a cool flow out to the street-facing patio with built-in gas line for the barbeque. Huge master, walk-thru closet and a 4-piece bathroom and in-suite laundry complete your new inner-city lifestyle. Titled, heated underground parking and additional storage locker are fantastic bonuses. All furniture is negotiable! You've always wanted to live in Mission - this is the time and this is the building. Book a showing today!**

Inclusions: **All furniture can be included/ Negotiable**  
Property Listed By: **CIR Realty**

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



