



THE
A-TEAM

**RE/MAX
FIRST**

315 24 Avenue #413, Calgary T2S 3E7

MLS® #: **A2175025**

Area: **Mission**

Listing Date: **10/24/24**

List Price: **\$315,000**

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:
Lot Shape:

Finished Floor Area

Abv Sqft: **674**
Low Sqft:
Ttl Sqft: **674**

DOM

28

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: **Parkade**

Utilities and Features

Roof:
Heating: **Radiant**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Mixed,Stucco**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,High Ceilings,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4' 11" x 9' 10"	Bedroom	Main	11' 5" x 19' 6"
Den	Main	11' 9" x 7' 1"	Dining Room	Main	8' 8" x 6' 6"
Kitchen	Main	7' 8" x 8' 4"	Living Room	Main	11' 9" x 15' 11"

Legal/Tax/Financial

Condo Fee:
\$579

Title: **Fee Simple**
Fee Freq:

Zoning: **M-H1**

Legal Desc:	0311686	Monthly	Remarks
Pub Rmks:	Top-floor living in the heart of the desirable community of Mission and the sought after XOLO building! Located just steps away from every amenity you could possible want... Dining, coffee shops, shopping, entertainment, parks, river pathways, this RENOVATED top-floor, 1 Bedroom + DEN features upgrades throughout. NEW VINYL PLANK flooring, NEW QUARTZ COUNTERTOPS, updated hardware and lighting. The 9' ceilings and south facing wall of windows allow for natural light to flood into the space and for the colder months the corner gas fireplace adds a coziness and warmth to the open floorplan. Step out onto the quiet south facing balcony for your morning coffee, barbeque or just to relax on a summer afternoon. The kitchen features upgraded stainless-steel appliances, a high-top breakfast bar and plenty of counter space. The large bedroom boasts a walk-through closet and access to the 4-piece "ensuite" bathroom. The additional den space is great for a home-office, workout area, additional storage or a "pop-up" bedroom for your guests. With IN-SUITE LAUNDRY, a TITLED parking stall in the underground parkade, assigned storage locker, and visitor parking, this beautiful inner-city condo will definitely suit your lifestyle!		
Inclusions:	N/A		
Property Listed By:	Century 21 Bravo Realty		

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





