



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 24 Avenue #124, Calgary T2S3E7**

MLS®#: **A2187016**

Area: **Mission**

Listing Date: **01/14/25**

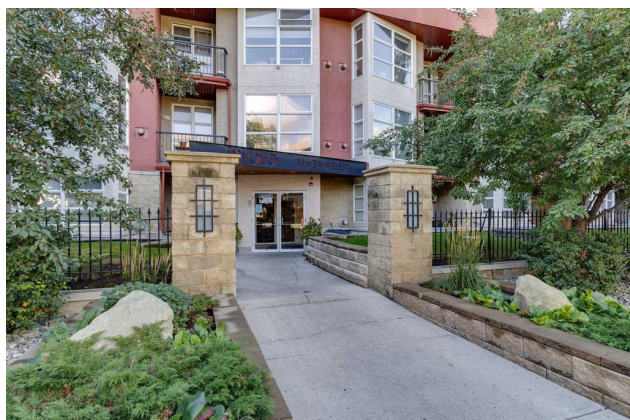
List Price: **\$298,000**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **680**  
Low Sqft:  
Ttl Sqft: **680**

**Guest,Secured,Stall,Titled,Underground**

DOM

**18**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Stucco,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),No Smoking Home,Open Floorplan,Vinyl Windows**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$579

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 0311686

Remarks

Pub Rmks: **Large 1 bedroom + Den condo ideally situated in Mission-one of Calgary's best neighbourhoods. This bright & Airy condo is located on a quiet street and offers an open plan, hardwood floors, and 9 ft ceilings. As you enter there is a den / flex room ideal for a home office, or creative space. The Kitchen has stainless steel appliances & a breakfast bar great for entertaining. The spacious living room has large windows, a fireplace & access to your private patio. The primary bedroom has dual closets and direct access to the 4 pce bathroom. There is also insuite laundry, titled underground parking, a storage locker & visitor parking. A premium location just steps away from shopping, restaurants, trendy coffee shops, bike & walking pathways, the Elbow river, transit, Stampede grounds / Saddledome, and the Downtown core. An amazing opportunity for a home owner or investor.**

Inclusions: **None**  
Property Listed By: **Real Estate Calgary**

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





