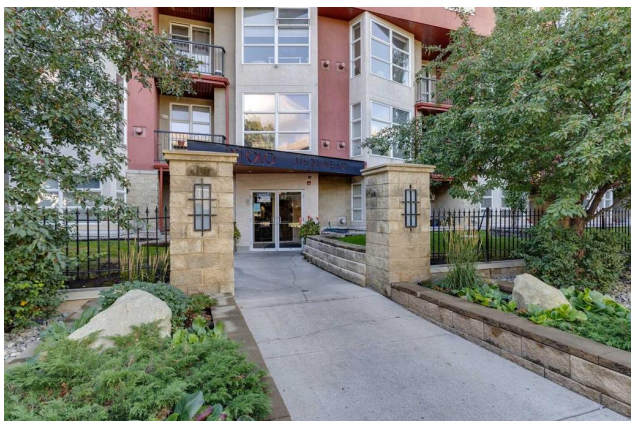


315 24 Avenue #124, Calgary T2S3E7

MLS®#: **A2187016** Area: **Mission** Listing Date: **01/14/25** List Price: **\$294,900**
 Status: **Active** County: **Calgary** Change: **-\$3k, 28-Mar** 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: **680**
 Low Sqft:
 Ttl Sqft: **680**

DOM

81
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Guest,Secured,Stall,Titled,Underground**

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

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



