

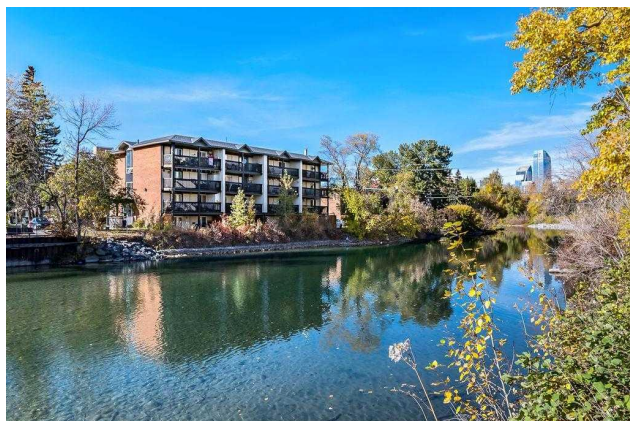


THE A-TEAM

RE/MAX FIRST

104 24 Avenue #206, Calgary T2S 0J9

MLS® #: A2196459 Area: Mission Listing 03/21/25 List Price: \$210,000
Status: Active County: Calgary Change: -\$38k, 21-Mar Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1971
Finished Floor Area
Abv Sqft: 429
Low Sqft:
Ttl Sqft: 429

DOM

13
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment-Low-Rise (1-4)

Parking

Ttl Park: 1
Garage Sz:

Access:
Lot Feat:
Park Feat: Covered, Off Street, Stall

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony
Construction: Brick, Wood Frame
Flooring: Hardwood, Tile
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Living Room, Bedroom - Primary, and Kitchen.

Legal/Tax/Financial

Condo Fee: \$570 Title: Fee Simple Fee Freq: Monthly Zoning: DC

Legal Desc:

0313083

Remarks

Pub Rmks:

Urban Living at Its Finest - Welcome to Mission! Nestled in one of Calgary's most walkable and vibrant inner-city neighborhoods, Unit 206 at 104 24 Avenue SW is a rare opportunity for first-time home buyers and savvy investors alike. This spacious 2nd-floor, end unit boasts an inviting open-concept design, gleaming hardwood floors, and an oversized private deck—your perfect retreat to relax or entertain. Step inside to discover a bright and functional layout featuring a well-sized living area, a stylish and practical kitchen with a breakfast bar, and a full four-piece bathroom with in-suite laundry. The generous bedroom, framed by elegant French doors, offers flexibility and charm. Whether you're enjoying a quiet night in or hosting friends, this space is designed to fit your lifestyle. Located on a quiet cul-de-sac just steps from the picturesque Elbow River pathways, this home is a haven for outdoor enthusiasts. A short walk west brings you to the heart of Mission's dynamic scene—4th Street, lined with trendy cafes, top-rated restaurants, boutiques, and wellness spots. Need to get around? You're minutes from the C-Train, Stampede Grounds, MNP Community & Sport Centre, and more. This well-kept building ensures peaceful living with the added convenience of your own assigned parking stall. Whether you're looking for an urban sanctuary or a prime investment property, this is the one you don't want to miss! Location. Lifestyle. Convenience. Experience Mission living at its best!

Inclusions:

n/a

Property Listed By:

eXp Realty

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



