

\$300,000 - 306, 315 24 Avenue Sw, Calgary

MLS® #A2235180

\$300,000

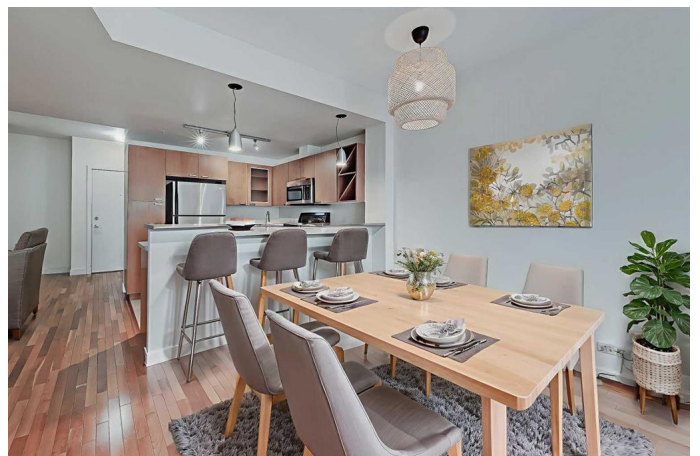
1 Bedroom, 1.00 Bathroom, 732 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

BRIGHT & OPEN UNIT | UNDERGROUND PARKING | INSUITE LAUNDRY | STORAGE LOCKER | AMAZING WALAKBLE LOCATION! This attractive and functional property in the highly sought after community of Mission is a true gem. The location is second to none just 2 blocks from the river and only a half block from the amazing amenities and culture along 4 Street.

As you enter the unit you will be impressed by the spacious, open concept that creates a seamless flow between the everyday living, entertaining and work at home spaces. The living room is filled with light from the floor to ceiling windows, has a cozy gas fireplace with a large TV mantle, feature wicker light fixtures and provides direct access to the balcony - a perfect retreat for your morning coffee or just relaxing and enjoying the gorgeous, treed streetscape and glimpses of the downtown skyline. The modern kitchen has a large peninsula island with seating and pendant lighting, an ample amount of countertop and cabinet space, wine cubbies, a pantry cupboard and stainless-steel appliances. The primary bedroom also features floor to ceiling windows and has a particularly useful floating dresser/media cabinet, walk through closet and access to the 4-piece ensuite bathroom with a large vanity and full shower/tub combination. The floor plan is completed by a spacious den/flex space with a large built-in



workstation, a good-sized dining area which is often hard to find in 1-bedroom units, jacket closet next to the front entry and a dedicated laundry room with a stacked washer and dryer. Additional features include hardwood flooring, 9â€™ ceilings, blinds package, BBQ gas line on the balcony, high-speed internet included in the condo fees, underground titled parking stall (#138), assigned storage locker (#54) and ample underground visitor parking.

The building is easily walkable to an absolute abundance of restaurants, shops and entertainment venues that make the community such a premier destination including South Block, Mercato, Joyce on Fourth, Vin Room, Aidaâ€™s, Blowers & Grafton, Anejo, Class Clown, The Unicorn, Duckyâ€™s Pub, OEB, La Boulangerie, Purple Perk, Phil & Sebastian and so much more. Your everyday conveniences are also right at hand with Safeway and Shoppers Drug Mart less than a block away and the MNP Community & Sports Centre, Lindsay Park and the Elbow River Pathway system are just minutes from your door. Welcome to your new life at Xolo in Mission!

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2235180 |
| Price | \$300,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 732 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Apartment |

| | |
|--------|-------------------|
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 306, 315 24 Avenue Sw |
| Subdivision | Mission |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 3E7 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Insulated, Parkade, Titled, Underground, Enclosed, Secured |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Insert |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Flat Torch Membrane |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 5 |
| Zoning | M-H1 |

Listing Details

Listing Office CIR Realty

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