

# \$379,900 - 4, 616 24 Avenue Sw, Calgary

MLS® #A2235383

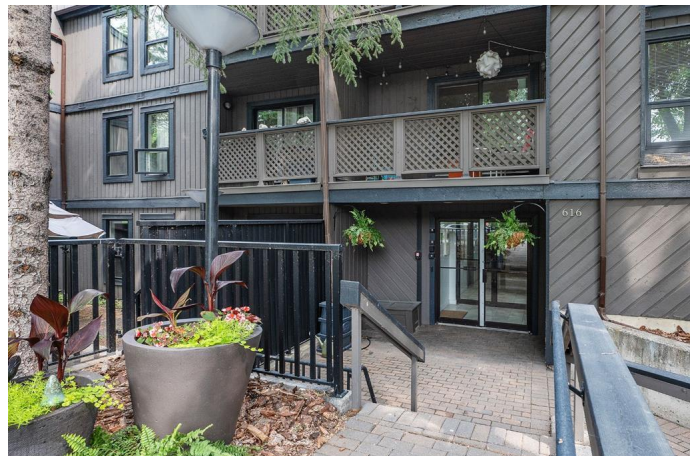
**\$379,900**

2 Bedroom, 1.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Welcome to your sunny sanctuary in the heart of sought-after Cliff Bungalow! This inviting renovated two-bedroom condo is tucked away on a quiet cul-de-sac across from the park and just steps from the vibrant Mission district. Wake up to natural light streaming through generous south-facing windows that fill every corner with warmth and energy. The bright kitchen is a true highlight, thoughtfully updated with sleek dark cabinetry, quartz counters, and stainless steel appliances ready to inspire your inner chef while the cozy dining nook opens to your private covered patio – perfect for morning coffee or intimate evenings under the stars. Engineered hardwood throughout is both durable and beautiful, and brings a warmth to the unit. Both bedrooms are spacious retreats, and you’ll love the bonus office nook with built-in shelving – ideal for working from home or staying organized. The stylishly updated bathroom and convenient in-suite laundry with a full-sized washer and dryer add to the effortless comfort this unit offers. Enjoy the peace of mind of your own assigned covered parking stall, plus the unbeatable charm of Cliff Bungalow – a community surrounded by mature trees, beautiful parks, trendy shops, MNP fitness centre, and the Elbow River just blocks away. This boutique complex blends the best of quiet, connected living in one of Calgary’s most beloved neighbourhoods. Whether you’re a first-time buyer or looking to invest in the ultimate inner-city



lifestyle, this cheerful condo is move-in ready and waiting for you to make it yours. Book your showing today – this gem won’t last long!

Built in 1978

**Essential Information**

MLS® #	A2235383
Price	\$379,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	835
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	4, 616 24 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0K6

**Amenities**

Amenities	Elevator(s), Parking, Trash
Parking Spaces	1
Parking	Assigned, Covered, Stall

**Interior**

Interior Features	Breakfast Bar, Chandelier, No Animal Home, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony, Private Entrance
Construction	Wood Frame, Cedar

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	7
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX First
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