

**406, 104 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2217798**



**\$225,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	425 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 587
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	N/A
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Own a gem by the river! This renovated TOP floor unit offers convenience and comfort in urban living. You'll find upgraded stainless steel appliances in the open concept kitchen with extra long quartz countertops for efficiency of space. This specific unit also boasts in suite laundry with it's European style washer/dryer combo so you never have to leave your home to do laundry. Enjoy the afternoon sun and views of downtown on your large, covered patio, cozy up in front of the electric fireplace or kick your feet up in your oversized bedroom. And no need to worry about closet space, this unit has plenty! A large wall of built in organization along with the dressing corner allows all your things to stay in their place. This bright and airy unit has an assigned parking stall but is also close to parks & walking paths along the river or any amenities you can think of; you'll be walking distance to some of the best restaurants in the city! Whether you're a first time buyer, a professional wanting your own space in the downtown core, or an investor looking to expand your real estate portfolio, look no further! This turn key condo is exactly what you need - call your favourite realtor today to book a private showing.