

**102, 120 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2295152**



**\$200,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	596 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Track Lighting, Walk-In Closet(s)		

**Inclusions:** n/a

Mission. The Neighbourhood. The Lifestyle. The Investment. This fully renovated 1-bedroom condo puts you right in the heart of one of Calgary's most sought-after urban neighbourhoods &mdash; and it checks every box. Extensively updated in 2014, the suite features hardwood floors, upgraded tile, a fully renovated kitchen and bathroom, and a spacious primary bedroom complete with a walk-in closet. Whether you're dialling in your morning routine or hosting a low-key night in, this space is built for someone who moves with intention. Step outside and you're minutes from the best of 4th Street &mdash; independent coffee shops, top-tier restaurants, and the kind of bars worth coming back to. Lace up your runners and you're on the Elbow River pathway system in under 2 minutes, with direct access to some of the best urban running and cycling in the city, and a 4 minute jog to the beautiful MNP Community & Sport Centre. The south-facing enclosed patio catches morning sun &mdash; ideal for your first espresso before you take on the day. Inside, the unit has in-suite washer and dryer connections in the primary bedroom, plus a conveniently located shared laundry room just steps from your door. An assigned outdoor parking stall rounds out the package. Low condo fees. A well-run building. And a location that holds its value because the lifestyle it offers never goes out of style. Whether you're planting your flag in Calgary's urban core or adding a smart asset to your portfolio &mdash; this one is worth your time. Book your showing today.