

**334, 315 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2307720**



**\$349,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 759
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks		

**Inclusions:** None

Perfectly positioned in the heart of vibrant Mission, this exceptional corner residence offers an elevated inner-city lifestyle with breathtaking skyline views and an unbeatable walkable location. Welcome to #334 at 315 24 Avenue SW. A sophisticated 2 bedroom plus den condominium where modern comfort meets urban convenience just steps from the Elbow River pathways, trendy cafes, boutique shopping, elite restaurants, fitness studios, and minutes from the downtown Core. From the moment you enter, you'll immediately appreciate the abundance of natural light pouring through the dramatic floor-to-ceiling windows that wrap around nearly every room in the home. The desirable northwest exposure captures stunning city views while creating a bright, open atmosphere throughout the day. This beautifully appointed corner unit combines functionality and style with an open-concept design ideal for both everyday living and entertaining. The contemporary styled kitchen is thoughtfully designed with sleek stainless steel appliances, glass tile backsplash, ample cabinetry, and generous prep space for cooking and hosting. The kitchen seamlessly connects to the spacious dining and living areas, creating a welcoming environment perfect for entertaining guests or relaxing after a long day in the city. The expansive living room is both cozy and refined, highlighted by a beautiful gas fireplace that adds warmth and ambiance during Calgary's winter months. Sliding into the evening with skyline views and the glow of the city lights creates a truly special setting rarely found at this price point. The primary bedroom is a standout feature of the home, offering corner windows with impressive views toward the Calgary Tower and downtown skyline. The second bedroom and versatile den offer exceptional flexibility for guests, a home office, fitness area, or

creative workspace &mdash; ideal for today&rsquo;s professional urban lifestyle. Additional premium features include air conditioning, in-suite laundry, durable laminate flooring, tiled finishes, heated underground titled parking, heated underground visitor parking, and an assigned heated storage cage for added convenience. This well-managed building places you in one of Calgary&rsquo;s most sought-after communities where everything you could desire is only moments away. Enjoy morning walks along the river pathways, evening dinners on 4th Street, quick access to downtown, and all the energy and charm that Mission is known for. Stylish, spacious, and perfectly located, this impressive residence offers the ultimate blend of luxury, comfort, and inner-city living. IMMEDIATE Possession available!