

206, 104 24 Avenue SW
Calgary, Alberta

MLS # A2309378



\$153,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	428 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

Welcome to the heart of Mission - one of Calgary's most vibrant, walkable, and sought-after inner-city communities. Nestled on a quiet cul-de-sac in a charming riverfront building, this inviting 1-bedroom, 1-bathroom condo offers an incredible opportunity for first-time buyers, downsizers, and savvy investors alike. With nearly 428 sq. ft. of thoughtfully designed living space, this home blends comfort, functionality, and an unbeatable lifestyle location. Warm hardwood flooring flows throughout the living room and bedroom, creating a bright and welcoming atmosphere. The open-concept kitchen features ample cabinetry, generous counter space, and a functional peninsula island overlooking the living area - ideal for both everyday living and entertaining. The spacious living room opens onto a private covered balcony, perfect for enjoying your morning coffee or relaxing at the end of the day. The bedroom is filled with natural light and features mirrored closet doors, while the 4-piece bathroom includes tile flooring and the convenience of in-suite laundry. Additional highlights include covered energized parking and a well-maintained building in an exceptional location. Residents enjoy direct access to the Elbow River pathways along with an incredible shared green space backing onto the river - the perfect place to soak up the sun, watch paddlers float by, or take a refreshing dip on warm summer days. A nearby community garden further adds to the unique charm and sense of community. Living in Mission means being steps from the trendy restaurants, cafés, boutiques, and nightlife of 4th Street and 17th Avenue, while still enjoying a peaceful riverside setting. You're minutes to downtown, public transit, Lindsay Park, Stampede Park, concerts, sporting events, and all the excitement of the Calgary Stampede. Whether you are looking for your first home,

a low-maintenance inner-city lifestyle, or an excellent investment opportunity, this Mission gem delivers exceptional value in one of Calgary’s most desirable locations.