

**105, 308 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2309538**



**\$199,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	569 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Laminate Counters, No Smoking Home, Storage		

**Inclusions:** N/A

Live in Mission, arguably Calgary's trendiest central district, allowing the best access to nightlife, trendy shops and cafes, downtown, and the beautiful Bow River pathway system. Walk to work, walk your raft down the street to float down the Bow River in the summer, and enjoy all that Calgary has to offer from this unbeatable location on a quiet street in the heart of it all. This condo building is meticulously run by a hands-on condo board (with low condo fees) and is maintained by a full-time, on-site maintenance person with pride of ownership and meticulous maintenance evident in every corner. With low condo fees, great management, in-suite laundry, covered parking, separate storage, a secure bike room, and a beautiful suite, this home won't last long. As you enter this upgraded home, you're greeted by a spacious entryway, upgraded flooring, large windows, and a fresh coat of paint in a designer color. The open concept kitchen boasts beautiful wood cabinetry adorned by timeless black hardware and spills easily into the spacious living and dining rooms; the perfect setup for entertaining guests. Step out of your living room onto your spacious private patio to enjoy the sunshine. The relaxing bedroom retreat is styled with designer wallpaper, is sized for larger furniture, and enjoys easy access to the full 4 piece bathroom. Enjoy doing laundry in the comfort of your own home in your spacious in-suite laundry area with plenty of additional storage. Ditch scraping snow off your car in the colder winter months as this home comes with a covered parking stall, and store your larger belongings in the separate secured storage locker. Mission Place also boasts a secure bike room to park your bike after exploring the endless beauty along Calgary's famous Bow Valley Pathway System, which is accessible within a 2 block walk from your front

door!