

201, 626 24 Avenue SW
Calgary, Alberta

MLS # A2344871



\$400,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,184 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 846
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Location, location, location! Welcome to this beautiful corner-unit condo offering almost 1200 sq. ft. of open-concept living space in the prime inner-city neighborhood of Cliff Bungalow. Situated directly across from a park and surrounded by green space with mature trees, this unit offers privacy while maintaining exceptional access to urban amenities. The entry leads into a bright, spacious main living area with abundant natural light. The living room features a wood-burning fireplace with a floor-to-ceiling accent wall. The open-concept kitchen is equipped with stainless steel appliances, ample cabinet storage, quartz countertops, and a large central island with seating. Step out from the living area onto a private patio overlooking the surrounding green space. The layout features two well-proportioned bedrooms. The primary bedroom includes a walk-through closet leading to the main 4-piece bathroom. The secondary bedroom functions as a guest bedroom or home office. A 2-piece powder room across the hall offers added convenience for guests. The unit includes an assigned parking space and a dedicated storage locker. Situated in historic Cliff Bungalow, this walkable community places you steps from the Elbow River pathway network, Lindsay Park, and the MNP Community Sport Centre. This condo is close to 17th Avenue SW and 4th Street SW, known for restaurants and cafes, shopping and nightlife. The location offers excellent transit options, proximity to top-rated schools including Mission Montessori and Western Canada High School, and quick access to the Beltline and Downtown Calgary. This corner of Cliff Bungalow is a quiet, hidden gem steps away from the best that Calgary has to offer.