

**320, 315 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2173727**



**\$295,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	676 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 585
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** All furniture can be included/ Negotiable

Live and play in Mission - one of Calgary's most sought-after inner city communities! OPTION TO PURCHASE FULLY FURNISHED! Literally steps away from 4th street's restaurants and shops and equally close to the Elbow River's paths. This super cozy, funky one bedroom third floor, downtown-facing condo has it all. Fantastic office/den greets you as you enter, then a well appointed kitchen and breakfast bar leads to the dining/living area. A gas fireplace and newer laminate flooring create a cool flow out to the street-facing patio with built-in gas line for the barbeque. Huge master, walk-thru closet and a 4-piece bathroom and in-suite laundry complete your new inner-city lifestyle. Titled, heated underground parking and additional storage locker are fantastic bonuses. All furniture is negotiable! You've always wanted to live in Mission - this is the time and this is the building. Book a showing today!