

\$250,000 - 204, 308 24 Avenue Sw, Calgary

MLS® #A2108927

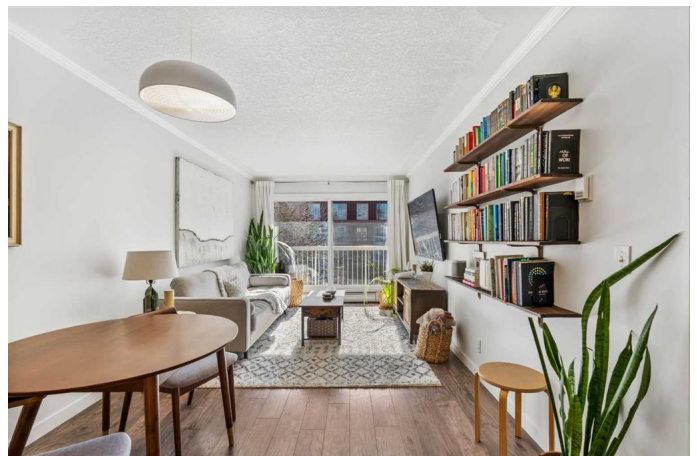
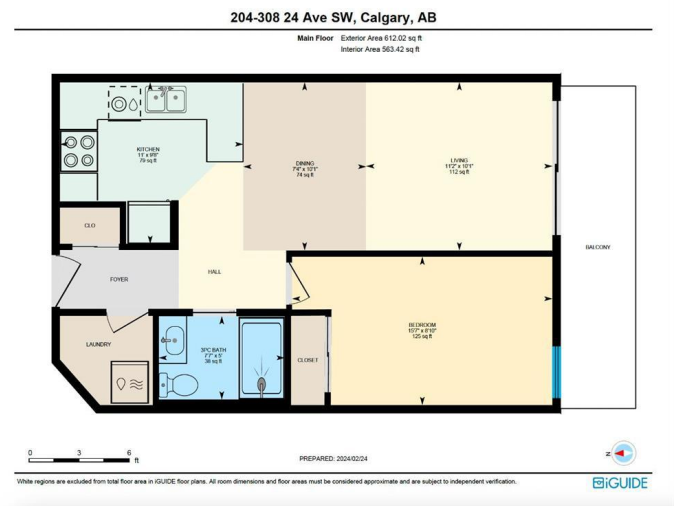
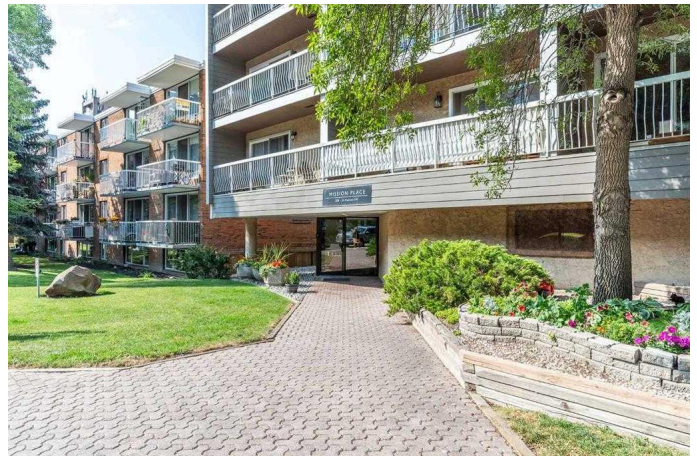
\$250,000

1 Bedroom, 1.00 Bathroom, 563 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

STEPS TO THE ELBOW RIVER + 4th STREET ENTERTAINMENT DISTRICT | RENOVATED UNIT | PERFECT FOR FIRST-TIME BUYERS & INVESTORS | DOG FRIENDLY | Welcome to unit #204 Mission Place, the perfect opportunity to own a fully updated inner-city property at an incredibly affordable price. Located in the heart of Mission and within walking distance of all of Mission's amenities, this one-bedroom + one-bathroom condo is perfect for a first-time buyer or investor. The bright and open unit is south-facing with a wall of windows that allow natural light to flow through the entire unit. This unit has been significantly updated with a gorgeous bathroom featuring a fully tiled shower with high-end fixtures and finishes throughout. A large kitchen perfect for entertaining, a sizable, sun-filled living/dining area, and an oversized 9x15 primary bedroom complement the unit perfectly. An additional bonus is in-suite laundry with a designated laundry room with ample storage space. The large south-facing balcony is 19' long and spans the width of the entire condo, a perfect spot to enjoy sunshine and a glass of wine or BBQ this summer. Some additional features that shouldn't go unnoticed are that this unit has the largest parking stall in the complex, any vehicle will fit just fine, complete with plug-ins for those cold winter days. The building has fantastic live-in caretakers who look after everything, down to the beautiful gardens out front. The building/unit also



features a designated storage area with a workbench and secured bike storage. As part of the renovation, this unit has water shuts for each plumbing fixture and main shut off (only unit in the building with this). This condo is perfect for those who want to stop renting and start building equity while being located in one of Calgary's most desirable neighbourhoods and one of the only buildings in Mission not to have flooding in 2013. Book your private showing today!

Built in 1975

Essential Information

MLS® #	A2108927
Price	\$250,000
Sold Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	563
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	204, 308 24 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Trash
Parking Spaces	1

Parking	Stall
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Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stucco

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 12th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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