

\$324,900 - 302, 315 24 Avenue Sw, Calgary

MLS® #A2156371

\$324,900

1 Bedroom, 1.00 Bathroom, 743 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to urban living at its finest in the heart of Calgary's vibrant Mission community. This stylish and spacious 1-bedroom plus den condo offers the perfect blend of modern updates and cozy charm. Located on the 3rd floor of the sought-after XOLO building, this corner unit, built in 2003, is ready to become your downtown sanctuary.

As you step inside, you'll be greeted by soaring nine-foot ceilings, beautiful updated flooring, and a stunning designer brick feature wall. The massive north-facing windows flood the space with natural light, creating an inviting atmosphere throughout. The kitchen is equipped with sleek stainless steel appliances and a raised eating bar, with room for a small dining table if desired.

The versatile den is ideal for a home office or flex space, while the living room, complete with a cozy gas fireplace, opens directly onto a private balcony. Whether you're enjoying a morning coffee or an evening glass of wine, the balcony is the perfect spot to relax and unwind, with a convenient gas line for your BBQ.

This unit includes a titled, single underground heated parking space and an assigned storage unit, giving you peace of mind and plenty of space for your belongings. Living in Mission means you're just steps away from work, dining, shopping, and the scenic



river pathways.

Don't miss your chance to experience the best of downtown living in this exceptional condo—call today!

Built in 2003

Essential Information

MLS® #	A2156371
Price	\$324,900
Sold Price	\$322,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	743
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	302, 315 24 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3E7

Amenities

Amenities	Elevator(s), Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Faces Rear, Heated Garage, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Suspended Ceiling, Vinyl Windows
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stucco, Wood Frame

Additional Information

Date Listed	August 12th, 2024
Date Sold	August 26th, 2024
Days on Market	14
Zoning	M-H1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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