



GRASSROOTS
REALTY GROUP

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305, 110 24 Avenue SW
Calgary, Alberta

MLS # A2324223



\$204,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	537 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 333
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, Vinyl Windows		

Inclusions: Portable air conditioner

Welcome to this quiet concrete building in the heart of Mission! This bright third floor one bedroom condo features an updated kitchen with quartz countertops, new porcelain tile flooring, a modern tiled backsplash, and a new dishwasher. The unit also includes a Bosch washer and dryer, as well as a portable air conditioner for added comfort. The bedroom features a walk-in closet. The balconies have just been updated with new glass railings. Enjoy being just steps from the river and within walking distance of the shops, restaurants, and cafés along 4th Street. Additional features include an assigned parking stall with an electrical outlet, a separate storage unit and rentable bike lockers. An unbeatable Mission location makes this an excellent opportunity for first-time buyers, professionals, or investors. Pets are permitted with board approval and are considered on a case-by-case basis. All this and LOW CONDO FEES!