



GRASSROOTS
REALTY GROUP

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326, 315 24 Avenue SW
Calgary, Alberta

MLS # A2325261



\$270,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	707 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan		

Inclusions: None

Experience the best of inner-city living in the heart of Mission, one of Calgary's most vibrant and walkable communities. Just steps from the scenic Elbow River path ways and surrounded by cafés, restaurants, boutiques, and every day amenities, this incredible location offers the perfect balance of urban energy and natural beauty. Inside, this thoughtfully designed home combines comfort and functionality. The open-concept layout creates an inviting flow between the kitchen, eating nook, and living room—ideal for both every day living and entertaining. The kitchen features stainless steel appliances, ample cabinetry, and a raised breakfast bar that's perfect for casual dining or gathering with friends. The adjoining eating nook seamlessly connects the space, allowing for effortless conversation while hosting. The living room is warm and welcoming, anchored by a cozy fireplace with a tile surround. Large windows invite in natural light, and direct access to the back deck extends your living space outdoors—ideal for enjoying a quiet morning coffee or relaxing in the evening. The spacious primary bedroom offers comfort and privacy, complete with convenient access to a well-appointed 3-piece bathroom featuring a stand-alone shower. Whether starting your day or winding down, this space feels both practical and refined. A versatile den sits just off the front entrance, making it the perfect work-from-home office, creative studio, or play space. Additional highlights include in-unit laundry for every day convenience, a titled parking stall, and a dedicated storage unit, providing the extra space you need for seasonal items and gear. With its unbeatable Mission location near the river path ways and every amenity imaginable, paired with a functional and stylish interior, this home offers an exceptional opportunity to enjoy connected, carefree

urban living.