



**GRASSROOTS**  
REALTY GROUP

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302, 110 24 Avenue SW  
Calgary, Alberta

MLS # A2326137



**\$229,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Mission                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 512 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: | \$ 313          |
| Basement:   | -                                              | LLD:       | -               |
| Exterior:   | Brick, Concrete                                | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                              | Utilities: | -               |
| Features:   | Crown Molding, Granite Counters, Vinyl Windows |            |                 |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to this 3rd floor south facing one bedroom unit in a quiet concrete building. Renovated with granite countertops, stainless steel appliances, beautiful cabinets, crown moldings, and updated bathroom, this unit has a river view from the balcony (balcony railings have just been replaced). Walk to shops and restaurants on 4th Street, and close to the river pathways. LOW CONDO FEES AS WELL!