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301, 126 24 Avenue SW  
Calgary, Alberta

MLS # A2214750



**\$310,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Mission                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 771 sq.ft.                         | Age:   | 1965 (60 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                               |            |        |
|-------------|-------------------------------|------------|--------|
| Heating:    | Baseboard                     | Water:     | -      |
| Floors:     | Vinyl                         | Sewer:     | -      |
| Roof:       | -                             | Condo Fee: | \$ 562 |
| Basement:   | -                             | LLD:       | -      |
| Exterior:   | Concrete                      | Zoning:    | DC     |
| Foundation: | -                             | Utilities: | -      |
| Features:   | Breakfast Bar, Kitchen Island |            |        |
| Inclusions: | None                          |            |        |

OPEN HOUSE SAT&SUN 11-1 pm-This beautifully maintained 2-bedroom, 1-bathroom apartment offers the perfect blend of comfort, style, and unbeatable convenience. Steps from the river and vibrant walking paths, you'll love being minutes away from some of Calgary's best cafes, restaurants, and shops. Inside, you'll find a renovated kitchen featuring sleek newer appliances, perfect for cooking and entertaining. The open layout, fresh finishes, and pride of ownership throughout make this home truly move-in ready. Every detail has been lovingly cared for by the owners, ensuring a home that feels as good as it looks. An assigned parking spot adds to the ease of daily living, and the central location means quick access to downtown, transit, and all that inner-city Calgary has to offer. Whether you're enjoying a peaceful evening stroll by the river or grabbing a coffee around the corner, you'll love the lifestyle this Mission gem provides. Don't miss your chance to live in one of Calgary's most desirable neighborhoods!