

102, 315 24 Avenue SW  
Calgary, Alberta

MLS # A2225618



**\$329,900**

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	751 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions:	N/A
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OPEN HOUSE SATURDAY JUNE 7, 2 - 4PM. Discover the perfect blend of style, comfort, and urban convenience in this upgraded end-unit townhome—proudly situated in the best location within the sought-after Xolo complex. With a private street-level entrance and a charming front patio equipped with a gas line for your BBQ, this home feels more like a private residence than a condo. Inside, natural light floods the space through four extra west-facing windows, available only in end units, enhancing the airy and open ambiance. The main floor offers a thoughtfully designed layout with hardwood floors throughout, featuring a cozy living room with a gas fireplace, a dedicated dining area, a sleek kitchen with quartz counters, marble backsplash, Jen-Air refrigerator & dishwasher. Completing main floor is a convenient half bath. Upstairs, you’ll find continued treed views from every window and even more natural light. Spacious master bedroom complete with ensuite, dedicated laundry and flex space provides endless possibilities—it could be your dream walk-in closet, stylish home office, fitness space, or a dedicated gaming zone. Luxury details and elevated finishes set this home apart, including designer wallpaper and high-end touches throughout. The well-maintained, pet-friendly (with restrictions) Xolo building offers secure underground parking, additional storage, bike storage, and tons of visitor parking—plus the peace of mind that comes with professional management. This is more than a home—it’s a lifestyle. Don’t miss your opportunity to own a rare, private, and inspired space in one of the city’s most vibrant and walkable neighborhoods.