

**406, 104 24 Avenue SW
Calgary, Alberta**

MLS # A2243066



\$214,950

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	425 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

This fully renovated top-floor gem blends style, comfort, and location into one irresistible package. Step inside and you'll find an open-concept kitchen with sleek stainless steel appliances, extra-long quartz countertops, and smart design that makes every inch count. The convenience continues with in-suite laundry thanks to a European-style washer/dryer combo — no more hauling laundry around. The large, covered patio faces west, perfect for soaking up the afternoon sun and taking in those stunning downtown views. When the weather cools, curl up by the fireplace or unwind in your oversized bedroom, complete with an entire wall of custom built-in storage and a cozy dressing nook. This bright, airy condo includes an assigned parking stall, but you may find yourself walking more than driving — with river pathways, parks, shops, and some of Calgary's best restaurants just steps away. Whether you're a first-time buyer, a busy professional craving your own space in the heart of the city, or an investor looking for a turnkey property, this one checks all the boxes. Your new downtown lifestyle starts here — book your private showing today!