

**111, 315 24 Avenue SW
Calgary, Alberta**

MLS # A2205692



\$289,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	664 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 590
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

Live where the city comes alive. Welcome to #111 at Xolo, an impeccably maintained and stylish one-bedroom unit in the heart of Mission—one of Calgary’s most iconic and walkable inner-city neighborhoods. This ground-floor condo is all about convenience, lifestyle, and charm. From the moment you step inside, you’ll feel the difference. High 9-foot ceilings expand the space and invite natural light through oversized south-facing windows, creating a warm, welcoming energy throughout. Just off the entry, a versatile den makes the perfect home office, additional storage area, or creative studio—ideal for the remote professional or student who needs a dedicated workspace. The kitchen is outfitted with rich maple cabinetry, a raised breakfast bar, stainless steel appliances, and plenty of prep space—perfect for everything from quick weekday meals to entertaining friends on the weekend. The open-concept living room is anchored by a gas fireplace, creating a cozy focal point, while the sunny south-facing patio offers a private outdoor escape with room to BBQ, sip coffee, or unwind with your favourite beverage. The bedroom is generously sized and thoughtfully designed with dual closets, giving you ample storage while maintaining a clean, uncluttered aesthetic. The updated 4-piece bathroom features great vanity storage & sleek finishes. In-suite laundry adds everyday ease. Additional highlights include heated underground parking, a private storage unit, condo fees that include high-speed internet, and pet-friendly building (with board approval). Whether you're a first-time buyer, investor, or simply looking to downsize in style, this is a rare opportunity to own in one of Calgary’s most sought-after locations. Mission offers the best of everything—trendy restaurants, coffee shops, fitness

studios, grocery stores, river pathways, and boutique shopping—all just steps from your door. Commuting downtown? Walking takes under 10 minutes. Want to spend your weekend biking along the Elbow River or exploring 4th Street's patios and boutiques? It's all right here. This isn't just a condo—it's a lifestyle. And in a building this well-maintained, in a location this desirable, \$111 won't last long. Book your private showing today and step into your new life in Mission.