

**144, 315 24 Avenue SW  
Calgary, Alberta**

**MLS # A2209646**



# \$335,000

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Forced Air

**Floors:** Carpet, Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** -

**Features:** Ceiling Fan(s), High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 766

**LLD:** -

**Zoning:** M-H1

**Utilities:** -

**Inclusions:** N/A

Welcome to your inner-city retreat at the Xolo Condo, nestled in the vibrant community of Mission. This RARE TWO-STORY condo is one of the larger floorplans in the building and offers the luxury of PRIVATE STREET ACCESS, making it an ideal option for pet owners or those who appreciate a townhome feel. Inside, you're greeted by 9-FOOT CEILINGS on both levels and rich HARDWOOD FLOORING that creates a warm, open atmosphere. The main floor features a spacious living area complete with a cozy gas fireplace. The kitchen and main-floor half bathroom have been exceptionally well maintained, showing beautifully and offering the perfect canvas for future updates. Upstairs, you'll find a versatile FLEX SPACE ideal for a home office or guest area, alongside an IN-SUITE LAUNDRY ROOM for added convenience. The generously sized primary bedroom comfortably fits a king-sized bed and is complemented by a full 4-piece ensuite bathroom. Enjoy your own PRIVATE PATIO, perfect for morning coffee or hosting summer BBQs. Additional perks include a TITLED UNDERGROUND PARKING STALL, ASSIGNED STORAGE LOCKER, UNDERGROUND VISITOR PARKING, and a PET-FRIENDLY BUILDING. Just steps away from 4th Street, the Elbow River, bike paths, and some of Calgary's best shops, restaurants, and cafes. This is inner-city living at its finest!