

# \$335,000 - 144, 315 24 Avenue Sw, Calgary

MLS® #A2209646

**\$335,000**

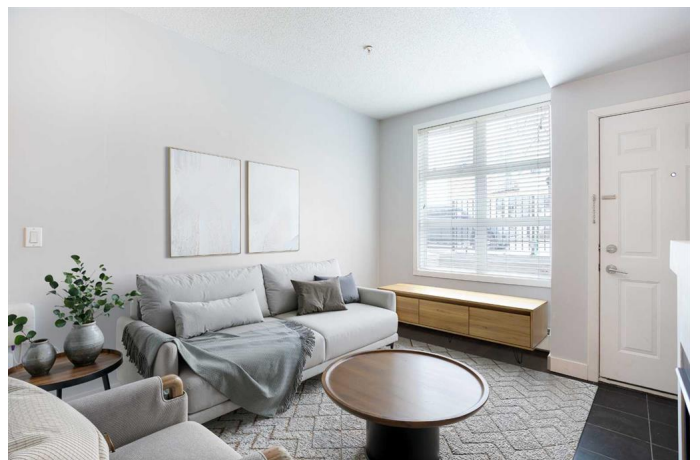
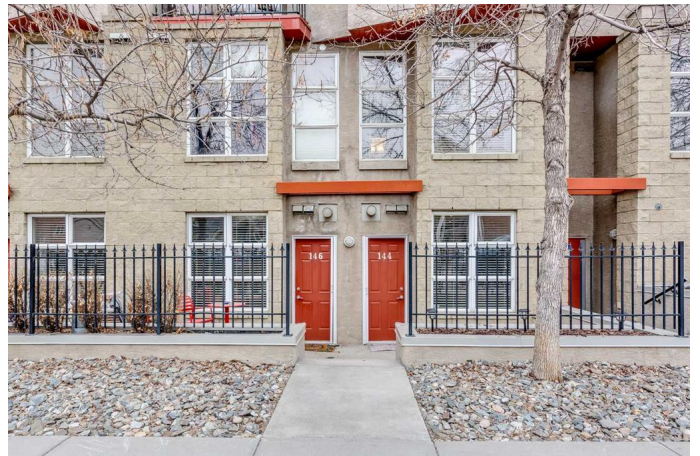
1 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to your inner-city retreat at the Xolo Condo, nestled in the vibrant community of Mission. This RARE TWO-STOREY 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!



Built in 2003

### Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2209646         |
| Price          | \$335,000        |
| Bedrooms       | 1                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 843              |
| Acres          | 0.00             |
| Year Built     | 2003             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 144, 315 24 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 3E7               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Parkade, Titled, Underground                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Forced Air  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |

# of Stories 4

## Exterior

Exterior Features BBQ gas line, Private Entrance

Construction Stucco, Wood Frame

## Additional Information

Date Listed April 10th, 2025

Days on Market 4

Zoning M-H1

## Listing Details

Listing Office eXp Realty

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