

**103, 120 24 Avenue SW
Calgary, Alberta**

MLS # A2276531



\$169,900

Division: Mission

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 454 sq.ft. **Age:** 1971 (55 yrs old)

Beds: 1 **Baths:** 1

Garage: Off Street, Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 327

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Heating: Baseboard, Natural Gas

Floors: Hardwood, Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, See Remarks

Inclusions: N/A

Imagine unlocking the door to your own low-maintenance sanctuary or a rock-solid investment, nestled on a serene, tree lined street just a whisper away from the river's edge. This isn't just a studio; it's your launchpad into a lifestyle where your morning coffee can be enjoyed on a peaceful walk along the trails and your evenings are spent exploring the vibrant, eclectic energy of 4th Street's very best restaurants and boutiques, all just a few blocks from your doorstep. Step inside to discover a surprisingly spacious and thoughtfully designed open-concept layout, where stunning engineered hardwood floors guide you from the sun-drenched living area to a well defined sleeping nook complete with a generous closet. Whip up a meal in the sleek, galley-style kitchen with stainless-steel appliances, and entertain with ease in a space that feels both modern and inviting. The practical perks are undeniable: a dedicated parking spot convenience right next door, and incredibly low condo fees of only \$327 that protect your investment and make budgeting a breeze. The condo fees include heat, water, sewer, professional management, condo insurance, reserve fund. Priced well under \$200,000 and move-in ready, this rare find is more than an address it's your smartest move yet. Don't just read about the opportunity; come and experience the lifestyle for yourself. Your future in Mission awaits.