

**425, 315 24 Avenue SW  
Calgary, Alberta**

**MLS # A2279343**



**\$339,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	709 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 631
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Storage		

<b>Inclusions:</b>	n/a
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MISSION POSSIBLE! Modern, bright and effortlessly livable — welcome to your Mission retreat at Xolo. This tastefully upgraded TOP FLOOR condo blends clean, contemporary finishes with a smart, open layout. The kitchen shines with sleek cabinetry, corian counters and stainless steel appliances. The den provides study space or dedicated focus for those work from home days. This is a SPACIOUS unit! Hardwood throughout plus cozy carpet in bedroom. Quiet location in the building with only one common wall and no one above. The lovely, bright living room is perfect for entertaining or for lounging after a lively day exploring all that vibrant Mission has to offer. The unique historic character of the area is packed with a variety of dining options, diverse shopping and energetic entertainment venues. yet the relaxing allure of the Elbow River Pathway system is right at hand. Walk, bike, jog, roll out your yoga mat... enjoy nature without the drive. Plenty of upgrades in this home. Appreciate the comfort of in-suite, full-size laundry, titled parking, air conditioning, a fireplace, dual closets in the primary bedroom and an assigned storage locker. Additional updates include custom blinds, ceiling fans, newer carpet & paint, washer/dryer and thermostat. Relax on your private balcony. Or, step out to the street and become instantly immersed in the best of Mission: cafés, river pathways, the iconic 4th Street energy... and downtown is only minutes away. This is a neighborhood with unbeatable walkability. This is a condo with unbeatable charm. This is an opportunity with unbeatable possibility! Mission possible? Mission complete!!!