



# 315 24 Avenue Calgary Alberta

\$339,000

Opportunity knocks! This amazing condo has the most desirable one-bedroom floorplan in the Xolo complex. These 1 bed/1 1/2 bath, two-storey units, boasting a very convenient private entrance, rarely come available. The design allows for the option of accessing the property from the front public entrance or the heated underground parkade via the wide hallway or through the private entrance from 24 Ave. SW. Xolo is ideally located in the highly sought-after neighborhood of Mission. From street level you pass the lovely ground floor patio to enter the home and are greeted by an open-concept main floor living room with gas fireplace, adjoining dining area and a very functional kitchen with stainless steel appliances. A two-piece powder room, ideal when hosting guests, completes the level. Upstairs, you'll find a very versatile den/office, ideal for accommodating guests or serving as a home office space. The laundry room is conveniently located on the second floor featuring a stacked washer/dryer. The large primary bedroom easily accommodates a king bed and adjoins a private four-piece ensuite bathroom. The front patio is spacious and a wonderful spot for morning coffee and BBQ's with friends and family and comes equipped with a natural gas line for your grill. Included is a titled underground parking stall, parking pass for street parking in front of the private entrance and an assigned storage locker. Xolo offers underground visitor parking and is pet friendly, pending condo board approval. Heat and water costs are included in the monthly fees. Located steps from countless shops, restaurants, service outlets on 4th Street, the Elbow River, Stampede Grounds, parks and recreation facilities. The unit is spotless and has been freshly painted from top to bottom. It is vacant for immediate possession. Easy to show. Call your favourite Realtor for a private s...

Primary Bedroom 13.58 Ft x 11.08 Ft  
 4pc Bathroom 9.08 Ft x 4.83 Ft  
 Den 7.17 Ft x 4.83 Ft  
 Laundry room 3.33 Ft x 3.17 Ft  
 Living room 14.08 Ft x 11.08 Ft

Other 11.08 Ft x 10.75 Ft  
 Foyer 4.33 Ft x 4.17 Ft  
 2pc Bathroom 7.33 Ft x 2.92 Ft  
 Other 7.92 Ft x 6.17 Ft

Listing Presented By:



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