



## 315 24 Avenue Calgary Alberta

\$315,000

Top-floor living in the heart of the desirable community of Mission and the sought after XOLO building! Located just steps away from every amenity you could possible want... Dining, coffee shops, shopping, entertainment, parks, river pathways, this RENOVATED top-floor, 1 Bedroom + DEN features upgrades throughout. NEW VINYL PLANK flooring, NEW QUARTZ COUNTERTOPS, updated hardware and lighting. The 9' ceilings and south facing wall of windows allow for natural light to flood into the space and for the colder months the corner gas fireplace adds a coziness and warmth to the open floorplan. Step out onto the quiet south facing balcony for your morning coffee, barbeque or just to relax on a summer afternoon. The kitchen features upgraded stainless-steel appliances, a high-top breakfast bar and plenty of counter space. The large bedroom boasts a walk-through closet and access to the 4-piece "ensuite" bathroom. The additional den space is great for a home-office, workout area, additional storage or a "pop-up" bedroom for your guests. With IN-SUITE LAUNDRY, a TITLED parking stall in the underground parkade, assigned storage locker, and visitor parking, this beautiful inner-city condo will definitely suit your lifestyle! (id:6769)

4pc Bathroom 4.92 Ft x 9.83 Ft

Bedroom 11.42 Ft x 19.50 Ft

Den 11.75 Ft x 7.08 Ft

Dining room 8.67 Ft x 6.50 Ft

Kitchen 7.67 Ft x 8.33 Ft

Living room 11.75 Ft x 15.92 Ft

Listing Presented By:



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