308 24 Avenue Calgary Alberta

$259,900

CHECK THIS LOCATION!!! Go west and you are just steps away from 4th Avenue and access to shopping, restaurants, Elbow River and the walkway / bike paths. Go east and you are only a few blocks from Stampede Grounds and the C-Train Station. This is a walking friendly neighborhood! However - if you do have a car - there is a parking stall in the back of the building with a plug-in for winter. The main floor entrance has access to the lobby with elevator, assigned storage locker, secured bike storage, a workbench area, and is pet friendly with board approval. Going up to the 2nd floor this unit is accessible just off the elevator and close to the stairs. This 1 bedroom, 1 bathroom END UNIT condo has lots of windows allowing the natural light from the South exposure to brighten the space. The flooring has been removed and the concrete is exposed making it perfect for the next owner to put the flooring of their choice in. The kitchen has lots of cabinets and a unique round built in table / island for eating. There is a large living space with direct access to the full length balcony that overlooks the street. The bedroom also overlooks the street and has a large closet. There is a full bathroom with ceramic tile flooring and an area for a makeup chair / area on the vanity. THIS BUILDING WAS NOT AFFECTED BY THE 2013 FLOOD and updates include: ROOF (2023), HARDY BOARD EXTERIOR (2018), ELEVATOR update (2018). Book your showing today and enjoy living in Mission! (id:6769)

Other 3.50 Ft x 5.25 Ft	Laundry room 4.00 Ft x 5.33 Ft
Kitchen 7.25 Ft x 11.25 Ft	4pc Bathroom 4.92 Ft x 7.50 Ft
Living room 10.08 Ft x 14.75 Ft	Other 4.50 Ft x 19.00 Ft
Primary Bedroom 8.92 Ft x 12.17 Ft	

Listing Presented By:

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Century 21 Foothills Real Estate

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