



315 24 Avenue Calgary Alberta

\$279,900

Live where the city comes alive. Welcome to #111 at Xolo, an impeccably maintained and stylish one-bedroom unit in the heart of Mission—one of Calgary's most iconic and walkable inner-city neighborhoods. This ground-floor condo is all about convenience, lifestyle, and charm. From the moment you step inside, you'll feel the difference. High 9-foot ceilings expand the space and invite natural light through oversized south-facing windows, creating a warm, welcoming energy throughout. Just off the entry, a versatile den makes the perfect home office, additional storage area, or creative studio—ideal for the remote professional or student who needs a dedicated workspace. The kitchen is outfitted with rich maple cabinetry, a raised breakfast bar, stainless steel appliances, and plenty of prep space—perfect for everything from quick weekday meals to entertaining friends on the weekend. The open-concept living room is anchored by a gas fireplace, creating a cozy focal point, while the sunny south-facing patio offers a private outdoor escape with room to BBQ, sip coffee, or unwind with your favourite beverage. The bedroom is generously sized and thoughtfully designed with dual closets, giving you ample storage while maintaining a clean, uncluttered aesthetic. The updated 4-piece bathroom features great vanity storage & sleek finishes. In-suite laundry adds everyday ease. Additional highlights include heated underground parking, a private storage unit, condo fees that include high-speed internet, and pet-friendly building (with board approval). Whether you're a first-time buyer, investor, or simply looking to downsize in style, this is a rare opportunity to own in one of Calgary's most sought-after locations. Mission offers the best of everything—trendy restaurants, coffee shops, fitness studios, grocery stores, river pathways, and boutique shopping—all just steps from ...

4pc Bathroom Measurements not available

Bedroom 10.75 Ft x 19.42 Ft

Dining room 11.58 Ft x 6.25 Ft

Kitchen 11.58 Ft x 8.33 Ft

Living room 13.17 Ft x 16.17 Ft

Den 6.42 Ft x 7.00 Ft

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