



315 24 Avenue Calgary Alberta

\$329,900

Welcome to XOLO in Mission, where urban convenience meets comfort and character. This 2-storey floorplan is one of the largest in the building--and it comes with its own PRIVATE STREET ENTRANCE, offering a townhouse-style experience that's perfect for pet owners, professionals, and anyone who values privacy and accessibility. Enjoy your own PRIVATE FRONT PATIO--ideal for morning coffee, evening wine, or summer BBQs. Step inside and be greeted by soaring 9-FOOT CEILINGS on both levels, rich HARDWOOD FLOORING, and a spacious, sun-filled living area anchored by a cozy gas fireplace. Whether you're hosting guests or relaxing solo, this space offers the perfect blend of warmth and openness. The kitchen and main floor powder room have been meticulously cared for--clean, stylish, and move-in ready with potential to personalize. Upstairs, enjoy the bonus of a FLEX SPACE that's perfect for a home office, reading nook, or guest space, plus a convenient in-suite laundry room. Retreat to your king-sized primary bedroom complete with a 4-piece ensuite and large windows for natural light. This unit includes a TITLED underground parking stall, assigned storage locker, underground visitor parking, and is in a PET-FRIENDLY building. Located steps from 4th Street, Elbow River pathways, Repsol Centre, and Calgary's top restaurants, cafes, and shops--this is inner-city living without compromise. Vacant and ready for immediate possession -- don't miss this opportunity to own one of Mission's most unique and versatile homes. Reach out to book a private showing today! (id:6769)

Den 11.92 Ft x 7.92 Ft

Laundry room 5.08 Ft x 3.42 Ft

Primary Bedroom 16.17 Ft x 14.50 Ft

Other 7.92 Ft x 4.58 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Other 11.08 Ft x 10.92 Ft

Living room 12.17 Ft x 11.08 Ft

2pc Bathroom 7.42 Ft x 2.92 Ft

Listing Presented By:



Originally Listed by:
eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca