



## 315 24 Avenue Calgary Alberta

\$300,000

BRIGHT & OPEN UNIT | UNDERGROUND PARKING | INSUITE LAUNDRY | STORAGE LOCKER | AMAZING WALKABLE LOCATION! This attractive and functional property in the highly sought after community of Mission is a true gem. The location is second to none just 2 blocks from the river and only a half block from the amazing amenities and culture along 4 Street. As you enter the unit you will be impressed by the spacious, open concept that creates a seamless flow between the everyday living, entertaining and work at home spaces. The living room is filled with light from the floor to ceiling windows, has a cozy gas fireplace with a large TV mantle, feature wicker light fixtures and provides direct access to the balcony - a perfect retreat for your morning coffee or just relaxing and enjoying the gorgeous, treed streetscape and glimpses of the downtown skyline. The modern kitchen has a large peninsula island with seating and pendant lighting, an ample amount of countertop and cabinet space, wine cubbies, a pantry cupboard and stainless-steel appliances. The primary bedroom also features floor to ceiling windows and has a particularly useful floating dresser/media cabinet, walk through closet and access to the 4-piece ensuite bathroom with a large vanity and full shower/tub combination. The floor plan is completed by a spacious den/flex space with a large built-in workstation, a good-sized dining area which is often hard to find in 1-bedroom units, jacket closet next to the front entry and a dedicated laundry room with a stacked washer and dryer. Additional features include hardwood flooring, 9' ceilings, blinds package, BBQ gas line on the balcony, high-speed internet included in the condo fees, underground titled parking stall (#138), assigned storage locker (#54) and ample underground visitor parking. The building is easily walkable to an absolute abundance of restaurants, shops...

Living room 14.67 Ft x 12.83 Ft

Kitchen 9.42 Ft x 8.75 Ft

Dining room 8.75 Ft x 7.00 Ft

Den 8.75 Ft x 5.83 Ft

Primary Bedroom 12.67 Ft x 11.83 Ft

Laundry room 3.08 Ft x 2.92 Ft

4pc Bathroom 9.67 Ft x 4.75 Ft

Listing Presented By:



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