



## 315 24 Avenue Calgary Alberta

\$289,900

Investor? First time buyer? Working in the downtown area? This one bedroom/one bath condo in Xolo is for you! Close to all the entertainment that the Mission area has to offer: coffee shops, restaurants, bars, Elbow River Pathway, Stampede Grounds, transit and shopping. The lovely kitchen has been updated with granite counters, stainless steel appliances, modern faucet and backsplash. Kitchen opens towards a very sunny living room, with 9 ft ceilings, floor to ceiling windows, a gas fireplace and hardwood floors throughout. Spacious bedroom with a walk through closet and ensuite bath. Sunny south facing balcony and in suite laundry room with a front load washer and dryer. One titled underground parking stall and a spacious assigned storage locker. Great rental potential, move-in ready and priced to sell, don't miss your chance to make this your own. Schedule a viewing today before it's too late! (id:6769)

Other 4.00 Ft x 5.50 Ft

Kitchen 9.00 Ft x 9.50 Ft

Dining room 7.50 Ft x 9.00 Ft

Living room 9.50 Ft x 14.00 Ft

Primary Bedroom 7.75 Ft x 12.00 Ft

Laundry room 3.17 Ft x 5.00 Ft

4pc Bathroom 4.83 Ft x 7.50 Ft

Other 5.75 Ft x 6.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.ryanwilsonrealestate.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca