

315 24 Avenue Calgary Alberta

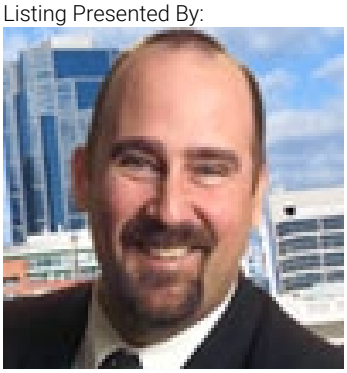
$325,000

WELCOME TO THE HEART OF MISSION -- WHERE LOCATION, LIFESTYLE, AND SPACE COME TOGETHER! Located in the sought-after XOLO building, this exceptional 2-bedroom condo offers the opportunity to experience one of Calgary's most vibrant and walkable inner-city communities. Just steps from the incredible restaurants, cafes, boutiques, and conveniences of 4th Street, this is a location where you can truly leave the car at home. Unit 203 stands out as one of the larger floor plans in the building, complete with an incredible SOUTHWEST-FACING wraparound balcony that provides outdoor living space rarely found in condo living!Step inside and immediately appreciate the generous entryway, offering plenty of room for a dedicated home office or den, along with a convenient front closet. Warm hardwood flooring extends throughout the main living spaces, creating an inviting atmosphere. The well-appointed kitchen features stone countertops, updated stainless steel appliances, abundant cabinetry, and a pantry for additional storage. A raised eating bar connects the kitchen to the spacious living room, where a cozy gas fireplace creates the perfect setting to relax or entertain.But the real showstopper is the OUTDOOR SPACE! One of the largest balconies in the building, this incredible southwest-facing wraparound deck extends along two sides of the unit, offering plenty of sunshine and room for outdoor dining, lounging, and entertaining. Complete with a gas line for your BBQ or patio heater, planter boxes for flowers or your own urban garden, and space to create your ideal outdoor retreat, this is truly an extension of your living space!The spacious primary bedroom offers a convenient cheater door to the large 4-piece bathroom, while the second full bedroom features an impressive walk-in closet, providing exceptional storage and flexibility. In-suite laundry with a stacked washer and dry...

Den 10.75 Ft x 8.42 Ft
Bedroom 10.75 Ft x 9.67 Ft
Primary Bedroom 17.50 Ft x 11.00 Ft
4pc Bathroom 9.67 Ft x 8.67 Ft

Kitchen 10.83 Ft x 8.67 Ft
Dining room 13.50 Ft x 7.50 Ft
Living room 14.67 Ft x 12.33 Ft

Listing Presented By:



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