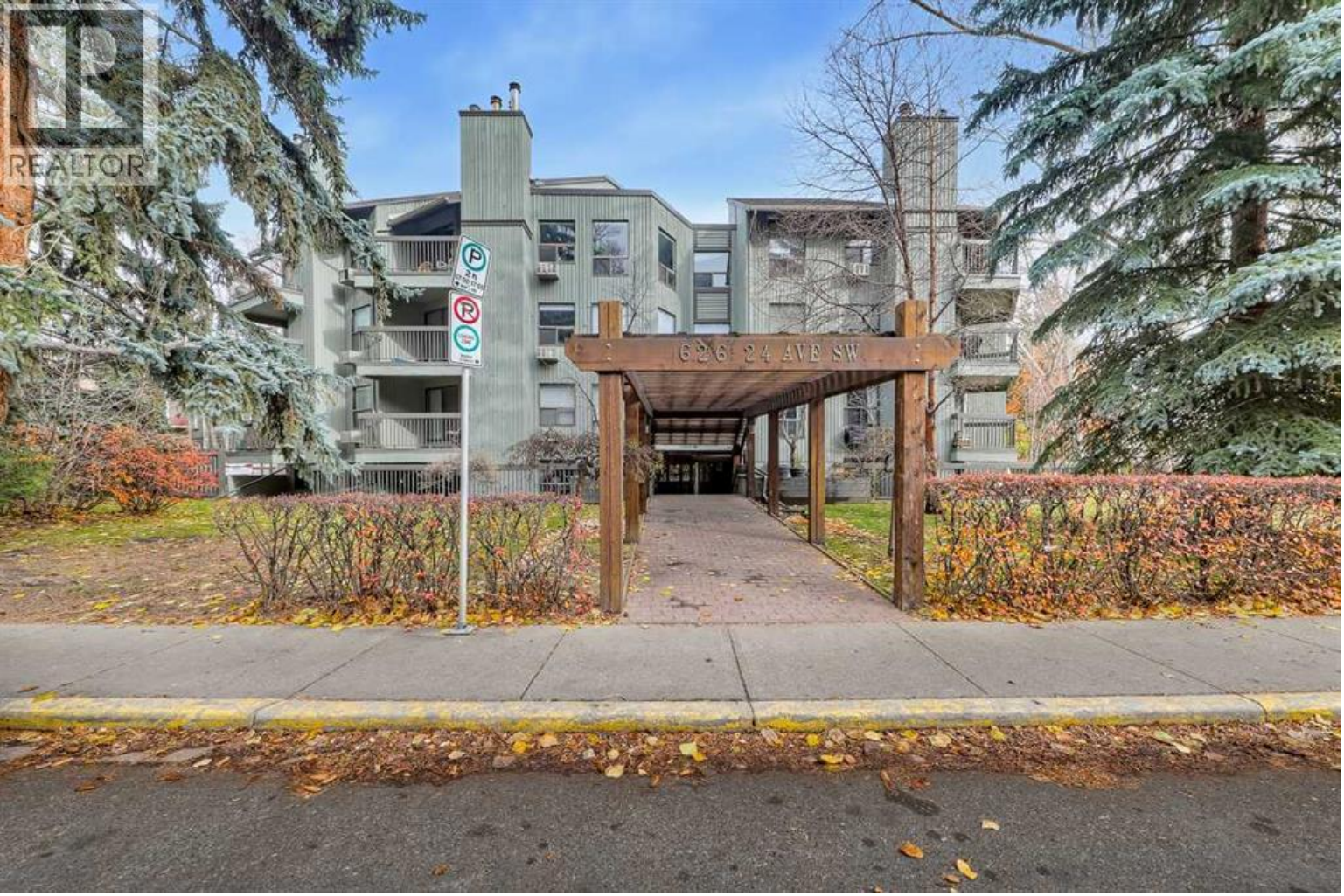


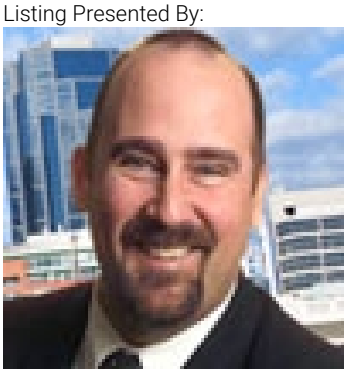

# 626 24 Avenue Calgary Alberta

$419,900

A rare blend of space, comfort and convenience in Calgary's inner city.Tucked along a quiet, tree-lined cul-de-sac where historic Cliff Bungalow meets the charm of Mission, Unit #101 at 626 24th Avenue SW offers something increasingly difficult to find: the space and privacy of a larger home, paired with the convenience of inner-city living.At 1,275 square feet, this generously proportioned residence offers room to live comfortably, entertain effortlessly and enjoy the things that make a home special. Thoughtfully arranged living spaces, abundant natural light and a private outdoor courtyard create a welcoming retreat from the pace of city life, while nearby shops, restaurants and river pathways keep you connected to the best of Calgary.Everyday Living, Made EasierOne of this home's most distinctive features is its exceptionally convenient parking access. The sheltered parking stall sits immediately outside the rear entrance, allowing you to step out of your vehicle and walk straight into your home without stairs or an elevator. Whether you're bringing in groceries, returning from an outing or simply appreciating a more convenient daily routine, this is a feature that makes a genuine difference.The main entrance offers a separate, welcoming arrival through the front foyer. Inside, the single-level living arrangement provides generous space to move about, with distinct areas for relaxing, dining, working and hosting guests.Room to Live, Gather and EnjoyThe expansive living and dining area offers a refreshing sense of openness rarely found in many newer condos. A sculptural fireplace mantle creates an inviting focal point, while generous windows bring in natural light and frame views of mature trees. There's ample room for full-size furnishings, comfortable evenings at home and gatherings with family and friends.Directly adjacent to environmental reserves, the MNP Co...

4pc Bathroom 5.50 Ft x 7.83 Ft
4pc Bathroom 11.33 Ft x 6.33 Ft
Bedroom 8.83 Ft x 17.00 Ft
Dining room 13.67 Ft x 9.17 Ft
Foyer 6.33 Ft x 9.83 Ft
Kitchen 10.00 Ft x 9.00 Ft
Living room 17.25 Ft x 16.33 Ft
Office 6.75 Ft x 12.42 Ft
Primary Bedroom 11.42 Ft x 20.67 Ft

Listing Presented By:



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