

# \$335,000 - 144, 315 24 Avenue Sw, Calgary

MLS® #A2209646

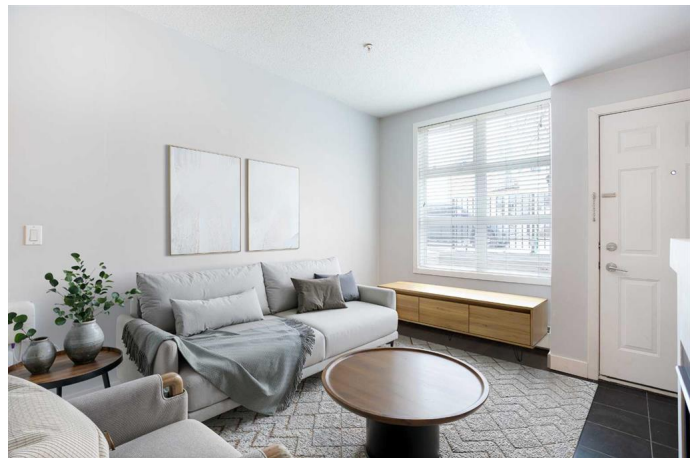
**\$335,000**

1 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to your inner-city retreat at the Xolo Condo, nestled in the vibrant community of Mission. This RARE TWO-STOREY condo is one of the larger floorplans in the building and offers the luxury of PRIVATE STREET ACCESS, making it an ideal option for pet owners or those who appreciate a townhome feel. Inside, you're greeted by 9-FOOT CEILINGS on both levels and rich HARDWOOD FLOORING that creates a warm, open atmosphere. The main floor features a spacious living area complete with a cozy gas fireplace. The kitchen and main-floor half bathroom have been exceptionally well maintained, showing beautifully and offering the perfect canvas for future updates. Upstairs, you'll find a versatile FLEX SPACE ideal for a home office or guest area, alongside an IN-SUITE LAUNDRY ROOM for added convenience. The generously sized primary bedroom comfortably fits a king-sized bed and is complemented by a full 4-piece ensuite bathroom. Enjoy your own PRIVATE PATIO, perfect for morning coffee or hosting summer BBQs. Additional perks include a TITLED UNDERGROUND PARKING STALL, ASSIGNED STORAGE LOCKER, UNDERGROUND VISITOR PARKING, and a PET-FRIENDLY BUILDING. Just steps away from 4th Street, the Elbow River, bike paths, and some of Calgary's best shops, restaurants, and cafes. This is inner-city living at its finest!



Built in 2003

## Essential Information

MLS® #	A2209646
Price	\$335,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	843
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	144, 315 24 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3E7

## Amenities

Amenities	Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

# of Stories                4

## Exterior

Exterior Features    BBQ gas line, Private Entrance

Construction        Stucco, Wood Frame

## Additional Information

Date Listed            April 10th, 2025

Days on Market      11

Zoning                M-H1

## Listing Details

Listing Office        eXp Realty

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