

150, 315 24 Avenue SW
Calgary, Alberta

MLS # A2253665



\$289,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	702 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Welcome to #150 315 24th Avenue SW! A rare opportunity in the heart of Mission—this townhome-style condo in the sought-after Xolo building is anything but ordinary. With its own private entrance, refreshed interior, and a front patio complete with a gas line for your BBQ, it feels more like a home than a condo. Inside, warm hardwood floors, oversized windows, and a cozy fireplace create an inviting main level designed for both comfort and entertaining. Upstairs, the spacious primary retreat offers an abundance of natural light, a 4-piece ensuite, and the bonus of a versatile flex area—perfect for a home office, hobby space, or reading nook. In-unit laundry, underground parking, and secure storage add everyday ease. Step outside and you're surrounded by Mission's best caf  s, restaurants, and shops, with the Elbow River pathways steps away. Whether you're walking to the Stampede Grounds, catching the C-Train, or simply enjoying the vibrant community, this location is second to none. Perfect for professionals seeking a walkable lifestyle or investors looking for a high-demand property. Don't miss your chance to call this place yours and schedule your private showing today!