



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**408, 320 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2277253**



**\$277,500**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** N/A

Sun-Filled, Top-Floor Corner Condo in the Heart of Mission - where location, lifestyle, and comfort come together in one of Calgary's most sought-after inner-city communities. This top-floor, corner, south-facing condo offers an abundance of natural light and a bright, airy living space you will love. Featuring two generous bedrooms, this well-laid-out unit is ideal for anyone craving an unbeatable walkable lifestyle. Enjoy the convenience of in-suite laundry, with additional common laundry facilities available, along with a dedicated parking stall and secure storage locker. The building itself is quiet, clean, and exceptionally well maintained, reflecting true pride of ownership throughout the common areas. Fiber-optic cabling is already in place, making it easy to stay connected for work or play. Step outside and you're just moments from Mission's best restaurants, cafés, boutique shops, and the Elbow River pathway system - perfect for morning walks, weekend bike rides, or spontaneous nights out. With a quick possession available, this is a rare opportunity to move in and immediately enjoy everything this vibrant inner-city location has to offer.