

# \$210,000 - 206, 104 24 Avenue Sw, Calgary

MLS® #A2196459

**\$210,000**

1 Bedroom, 1.00 Bathroom, 429 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Urban Living at Its Finest – Welcome to Mission!

Nestled in one of Calgary’s most walkable and vibrant inner-city neighborhoods, Unit 206 at 104 24 Avenue SW is a rare opportunity for first-time home buyers and savvy investors alike. This spacious 2nd-floor, end unit boasts an inviting open-concept design, gleaming hardwood floors, and an oversized private deck—your perfect retreat to relax or entertain.

Step inside to discover a bright and functional layout featuring a well-sized living area, a stylish and practical kitchen with a breakfast bar, and a full four-piece bathroom with in-suite laundry. The generous bedroom, framed by elegant French doors, offers flexibility and charm. Whether you're enjoying a quiet night in or hosting friends, this space is designed to fit your lifestyle.

Located on a quiet cul-de-sac just steps from the picturesque Elbow River pathways, this home is a haven for outdoor enthusiasts. A short walk west brings you to the heart of Mission’s dynamic scene—4th Street, lined with trendy cafes, top-rated restaurants, boutiques, and wellness spots. Need to get around? You're minutes from the C-Train, Stampede Grounds, MNP Community & Sport Centre, and more.

This well-kept building ensures peaceful living



with the added convenience of your own assigned parking stall. Whether you're looking for an urban sanctuary or a prime investment property, this is the one you don't want to miss!

Location. Lifestyle. Convenience.  
Experience Mission living at its best!

Built in 1971

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2196459      |
| Price          | \$210,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 429           |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 206, 104 24 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0J9               |

### **Amenities**

|                |                            |
|----------------|----------------------------|
| Amenities      | None                       |
| Parking Spaces | 1                          |
| Parking        | Off Street, Stall, Covered |

### **Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 43               |
| Zoning         | DC               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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