

# \$295,000 - 401, 320 24 Avenue Sw, Calgary

MLS® #A2257821

**\$295,000**

2 Bedroom, 1.00 Bathroom, 817 sqft

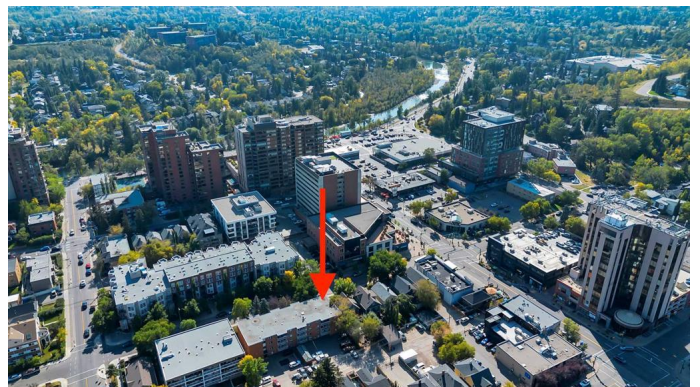
Residential on 0.00 Acres

Mission, Calgary, Alberta

Wow! Welcome to Unit #401: a TOP FLOOR, SOUTH & WEST FACING, CORNER/END UNIT condominium, in the QUIET, CONCRETE CONSTRUCTED complex of "Elbow River Arms", located in the vibrant, highly walkable, inner-city community of Mission, SW Calgary! This bright, stylish and beautifully RENOVATED property boasts 817 SQUARE FEET OF LIVING SPACE, with 2 LARGE BEDROOMS, 1 FULL BATHROOM, a spacious SOUTH FACING COVERED BALCONY, IN-SUITE LAUNDRY, STORAGE LOCKER (#17), and an ASSIGNED PARKING STALL (#14, with plug-in). This unit has an abundance of south and west facing windows providing endless natural light, and has been tastefully updated in recent years to include a modern kitchen with newer stainless steel appliances, real hardwood flooring, vinyl windows, some upgraded lighting, newer paint, and ceiling fans. Convenience abounds with an additional shared laundry room in the basement, and very reasonable condo fees that include heat/water utilities. Just steps away from Calgary's best amenities: endless inner-city shops/retail/restaurants, transit, the Elbow River, various parks and pathways, and the downtown core. Don't miss out, call today!

Built in 1971

## Essential Information



MLS® #	A2257821
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	817
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	401, 320 24 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K2

### **Amenities**

Amenities	Laundry, Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Alley Access, Assigned, Parking Pad, Plug-In, Stall, Outside, Paved, Parking Lot

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Storage
Construction	Brick, Concrete

## Additional Information

Date Listed	September 17th, 2025
Days on Market	13
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	MaxWell Capital Realty
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