

# \$324,900 - 150, 315 24 Avenue Sw, Calgary

MLS® #A2220182

**\$324,900**

1 Bedroom, 2.00 Bathroom, 792 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Discover a rare inner-city gem in the heart of Calgary's iconic Mission district. This distinctive two-storey townhome-style condo in the sought-after Xolo building offers the seclusion of its own private entrance and the charm of a front patio, complete with a gas line for your BBQ—perfect for quiet morning coffees or evening grilling. From the moment you arrive, you'll know this is no ordinary condo lifestyle.

With nearly 800 sq ft of intelligently designed living space spread across two levels, this home blends functionality with urban sophistication. The main floor welcomes you with warm hardwood floors, oversized windows, and a cozy gas fireplace that sets the tone for relaxed evenings at home. The open-concept kitchen provides practical workspace and a full appliance package, giving you everything you need to prepare meals and entertain with ease.

Head upstairs to find a spacious primary bedroom retreat with plenty of room to relax and recharge, along with excellent closet space for all your wardrobe needs. The full ensuite bath provides a peaceful escape, while in-unit laundry adds everyday convenience. You'll also love the bonus flex space—a rare luxury in downtown living. Whether you need a quiet home office, a cozy reading nook, a dedicated hobby space, or simply extra storage, this versatile area adapts to your lifestyle and needs. A titled underground parking stall and assigned storage locker



round out the offering.

Xolo is a well-maintained, pet-friendly building (with restrictions) that offers secure underground parking, bike storage, and the comfort of professional management. And the location? Unbeatable. Nestled steps from the Elbow River pathways and surrounded by some of Calgary's best boutique shops, restaurants, pubs, and cafés, the vibrant energy of Mission is right at your doorstep. Stroll to the Stampede Grounds, hop on the C-Train, or simply explore the tree-lined streets that make Mission one of Calgary's most desirable neighbourhoods.

This home is ideal for young professionals seeking walkable convenience or investors looking for a standout property in a highly sought-after community. Rarely do opportunities like this present themselves. Book your private showing today and experience everything that Mission living has to offer.

Built in 2003

### Essential Information

MLS® #	A2220182
Price	\$324,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	792
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	150, 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	Parkade, Stall, Titled, Underground

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	2
Zoning	M-H1

### **Listing Details**

Listing Office	MaxWell Central
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