# \$319,900 - 144, 315 24 Avenue Sw, Calgary

MLS® #A2238798

#### \$319,900

1 Bedroom, 2.00 Bathroom, 843 sqft Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to XOLO in Mission, where urban convenience meets comfort and character. This 2-storey floorplan is one of the largest in the buildingâ€"and it comes with its own PRIVATE STREET ENTRANCE, offering a townhouse-style experience that's perfect for pet owners, professionals, and anyone who values privacy and accessibility. Enjoy your own PRIVATE FRONT PATIO ideal for morning coffee, evening wine, or summer BBQs.

Step inside and be greeted by soaring 9-FOOT CEILINGS on both levels, rich HARDWOOD FLOORING, and a spacious, sun-filled living area anchored by a cozy gas fireplace. Whether you're hosting guests or relaxing solo, this space offers the perfect blend of warmth and openness.

The kitchen and main floor powder room have been meticulously cared for. Clean, stylish, and move-in ready with potential to personalize. Upstairs, enjoy the bonus of a FLEX SPACE thatâ€<sup>™</sup>s perfect for a home office, reading nook, or guest space, plus a convenient in-suite laundry room. Retreat to your king-sized primary bedroom complete with a 4-piece ensuite and large windows for natural light.

This unit includes a TITLED underground parking stall, assigned storage locker, underground visitor parking, and is in a PET-FRIENDLY building. Located steps from 4th Street, Elbow River







pathways, Repsol Centre, and Calgaryâ€<sup>™</sup>s top restaurants, cafes, and shops—this is inner-city living without compromise. Vacant and ready for immediate possession. Donâ€<sup>™</sup>t miss this opportunity to own one of Missionâ€<sup>™</sup>s most unique and versatile homes.

Reach out to book a private showing today!

Built in 2003

#### **Essential Information**

MLS® #	A2238798
Price	\$319,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	843
Acres	0.00
Year Built	2003
Туре	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

#### **Community Information**

144, 315 24 Avenue Sw
Mission
Calgary
Calgary
Alberta
T2S 3E7

# Amenities

Amenities	Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), High Ceilings		
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings		
Heating	Baseboard, Forced Air		
Cooling	None		
Fireplace	Yes		
# of Fireplaces	1		
Fireplaces	Gas		
# of Stories	4		

# Exterior

Exterior Features	BBQ gas line, Private Entrance
Construction	Stucco, Wood Frame

## **Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
Zoning	M-H1

# **Listing Details**

Listing Office eXp Realty

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