

\$319,000 - 404, 315 24 Avenue Sw, Calgary

MLS® #A2249026

\$319,000

1 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

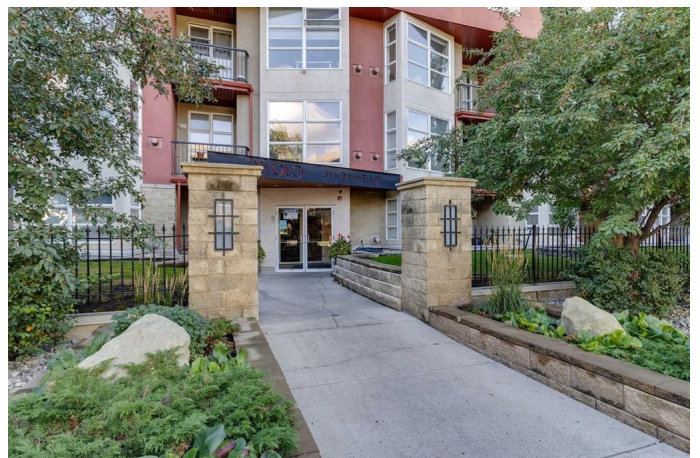
Mission, Calgary, Alberta

Here's a polished and engaging rewrite of your listing description:

Exclusive TOP FLOOR UNIT at Xolo in Mission with Stunning Views & Prime Location.

This gorgeous 1-bedroom + den top-floor unit at the exclusive Xolo in Mission offers downtown views, A/C, TITLED underground parking, and much more. Featuring beautiful hardwood floors and a spacious den perfect for a large desk and additional furniture, this home blends comfort with style. The kitchen impresses with stainless steel appliances, a breakfast bar, stylish cabinets, and durable tile flooring. The living room is inviting with maple hardwood floors, a cozy natural gas fireplace, and floor-to-ceiling windows that frame spectacular downtown vistas. The master bedroom is generously sized, boasting built-in wood cabinets, brand new carpet, and walk-through his-and-her closets. The main bathroom offers a charming tiled shower/tub combo and tile flooring. Step onto the patio to enjoy both privacy and breathtaking city views.

Unit bonuses: freshly painted walls, brand new carpet, BBQ gas hookup (gas included in condo fees), air conditioning, ample visitor parking, titled underground parking, and a dedicated storage unit. Building features: condo fees include gas, water, and sewer; well-managed building with a recently replaced



roof; pet-friendly with board approval; secure entry; and ownership history includes a former 15 year condo board member.

Neighbourhood perks: steps from public transit, one block from the River Pathway, close to shops, groceries, restaurants, and lounges, with easy walking distance to Saddledome and Stampede Park.

This unit shows beautifully...just as the photos depict!

Built in 2003

Essential Information

MLS® #	A2249026
Price	\$319,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 315 24 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3E7

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Fireplace(s)
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco

Additional Information

Date Listed	August 15th, 2025
Days on Market	2
Zoning	M-H1

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.