

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

MLS® #A2257821

**\$295,000**

2 Bedroom, 1.00 Bathroom, 817 sqft

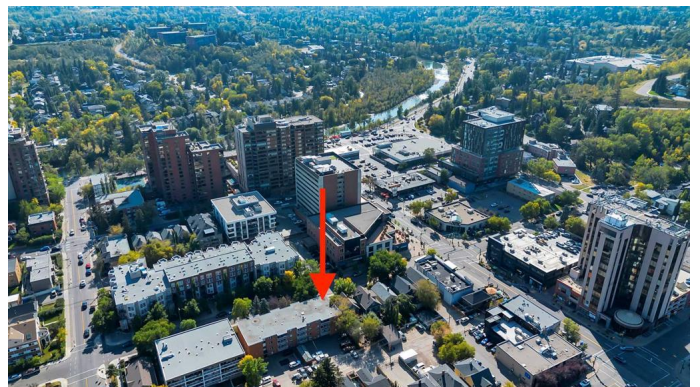
Residential on 0.00 Acres

Mission, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY, SEPTEMBER 21, from 2:00-4:00PM\*\*\* 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, Outside, Parking Lot, Parking Pad, Paved, Plug-In, Stall |

### Interior

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

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Construction      | Brick, Concrete  |

**Additional Information**

Date Listed               September 17th, 2025  
Zoning                    DC (pre 1P2007)

**Listing Details**

Listing Office            MaxWell Capital Realty

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.