

# \$330,000 - 103, 626 24 Avenue Sw, Calgary

MLS® #A2212129

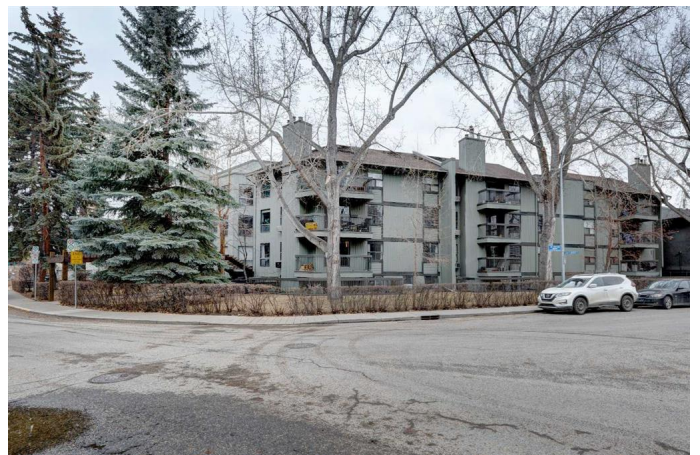
**\$330,000**

2 Bedroom, 1.00 Bathroom, 1,007 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Discover urban living at its finest in this expansive and updated two bedroom, one bathroom condo located in Cliff Bungalow, just minutes away from the vibrant restaurants and shops on 4 Street, and walking/bike paths along the river. This modern, open floor plan is inviting and enjoys an abundance of natural light from south facing windows and sliding glass doors leading to a large (254 sq.ft), private outdoor patio with wood table and built in seating perfect for dining or entertaining! The lifestyle design continues inside with an updated island kitchen offering plenty of storage, open to the spacious living room and dining area creating a seamless flow for entertaining guests or enjoying family time. The dining area offers plenty of room to accommodate sit down dinners for family or friends, and then you may want to move to the living room where you can enjoy the ambiance of a wood burning fireplace. You will be impressed by the size of the primary bedroom, and yes, it will accommodate a king size bed! The walk through closet includes plenty of storage and allows access to the full 4 piece bathroom which is also accessible from the hallway outside the bedroom. The second bedroom offers the versatility of a guest bedroom, den or home office. Open the hall closet to reveal an ensuite laundry with stackable washer/dryer and additional ensuite storage. There is no compromising with this unit which offers great value, featuring over 1000 square feet of living space and a



fantastic outdoor patio area rarely found in this type of condo. A unique opportunity as units rarely come up in this complex known as Mission Royale.

Built in 1980

### Essential Information

MLS® #	A2212129
Price	\$330,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,007
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	103, 626 24 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K6

### Amenities

Amenities	Parking, Storage
Parking Spaces	1
Parking	Assigned, Off Street, Stall, Plug-In

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Marble
# of Stories	4

### Exterior

Exterior Features	Storage
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	21
Zoning	M-C2

### Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.