

# \$210,000 - 206, 104 24 Avenue Sw, Calgary

MLS® #A2196459

## \$210,000

1 Bedroom, 1.00 Bathroom, 429 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Turnkey Investment in Mission – Tenant in Place

Looking for a low maintenance rental in a proven inner-city location? This second-floor corner unit in Mission is already rented to a long-term tenant and producing income. No renovations, no setup. Just collect rent from day one.

Located on a quiet cul-de-sac steps from the Elbow River, this one-bedroom unit features hardwood floors, in-suite laundry, a large private balcony, and an assigned parking stall. It's an easy-to-rent layout in one of Calgary's most consistently in-demand neighborhoods.

Whether you're building your portfolio or buying your first income property, this is a plug-and-play opportunity in a strong rental market.

Clean. Simple. Cash flowing.

Built in 1971

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2196459  |
| Price     | \$210,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Square Footage | 429           |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 206, 104 24 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0J9               |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | None                       |
| Parking Spaces | 1                          |
| Parking        | Off Street, Covered, Stall |

### Interior

|                   |                                 |            |               |                                                |
|-------------------|---------------------------------|------------|---------------|------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home |            |               |                                                |
| Appliances        | Dishwasher,                     | Microwave, | Refrigerator, | Washer/Dryer, Window Coverings, Electric Stove |
| Heating           | Baseboard                       |            |               |                                                |
| Cooling           | None                            |            |               |                                                |
| # of Stories      | 4                               |            |               |                                                |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Wood Frame, Brick |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 136              |
| Zoning         | DC               |

### Listing Details

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.