

# \$329,900 - 144, 315 24 Avenue Sw, Calgary

MLS® #A2228052

**\$329,900**

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 building—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.

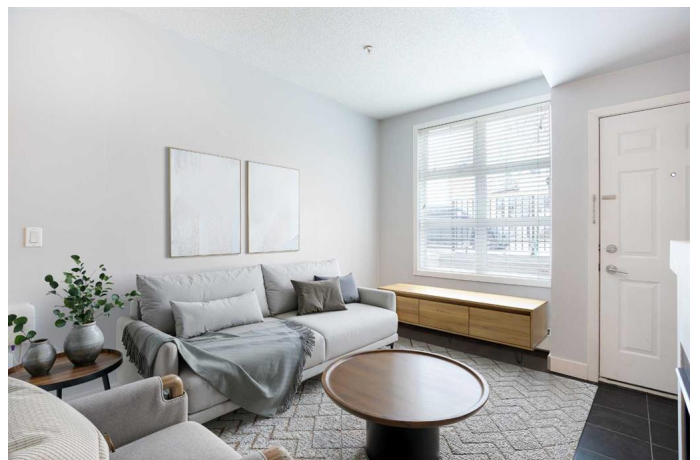
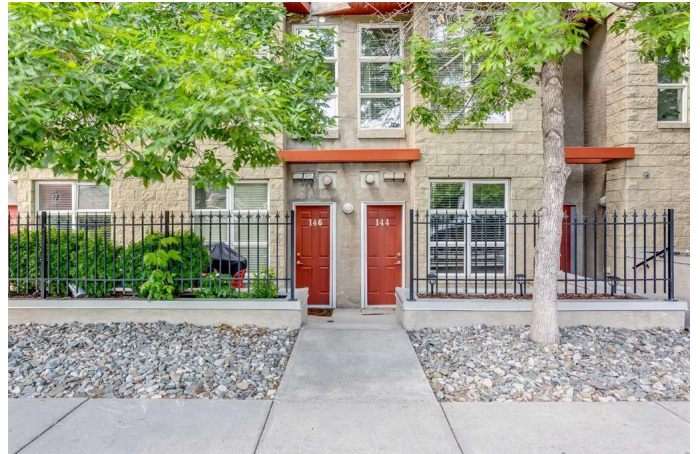
Step inside and be greeted by soaring 9-FOOT CEILINGS on both levels, rich HARDWOOD FLOORING, and a spacious, sun-filled living area anchored by a cozy gas fireplace. Whether you're hosting guests or relaxing solo, this space offers the perfect blend of warmth and openness.

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 that'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 Calgary’s top restaurants, cafes, and shops”this is inner-city living without compromise. Vacant and ready for immediate possession don’t miss this opportunity to own one of Mission’s most unique and versatile homes.

Reach out to book a private showing today!

Built in 2003

Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2228052         |
| Price          | \$329,900        |
| Bedrooms       | 1                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 843              |
| Acres          | 0.00             |
| Year Built     | 2003             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 144, 315 24 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | 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    | June 4th, 2025 |
| Days on Market | 11             |
| Zoning         | M-H1           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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