

\$317,000 - 305, 626 24 Avenue Sw, Calgary

MLS® #A2267505

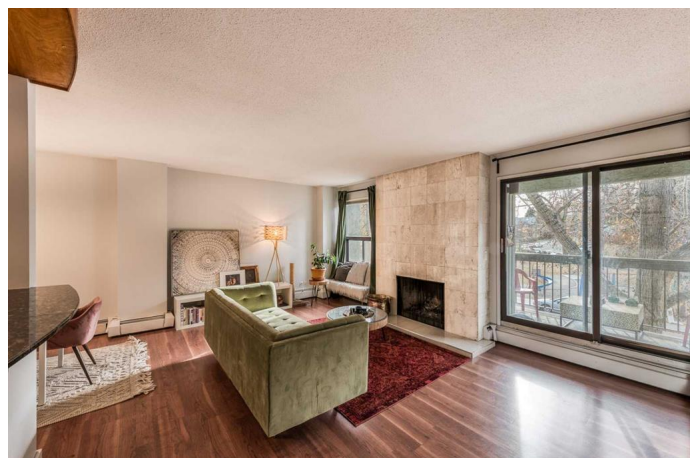
\$317,000

2 Bedroom, 1.00 Bathroom, 983 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

HISTORIC CLIFF BUNGALOW - INVITING CONDO - 2 BEDROOMS - 1 BATH - 982 SQ. FT. OF LIVING SPACE - OFF STREET PARKING - WOOD BURNING FIREPLACE - NUMEROUS UPDATES. Welcome home. Awesome home for a working professional, a newly wed couple or young family. The complex is well maintained, has a modern elevator and a park like feel that is right next to an expansive ridge that has hundreds of mature trees. The condo has a exceptional floorplan that features the following: Quiet end unit / Lots of natural light flowing in / A walk-through master bedroom closet / Plenty of in-suite storage / In-suite laundry / An open concept dining area-living room-kitchen / Granite counters / A relaxing balcony overlooking a park across the street / 8 feet ceilings / Laminate flooring / And much more! Location, Location and Location: 15 minutes to The Children's- Foothills-Rockyview Hospitals. 9 minutes to Downtown. 6 minutes to Stampede Grounds (Cowboys, The Casino, The Saddledome and more). 7 minutes to Lindsay Park and The MNP Sports/Recreation Centre (swimming, running, weights, yoga, racquet sports and more). 4 minutes to 17 Ave SW/ The Red Mile's™ awesome nightlife and appetizing eateries. 3 minutes to the heart of 4th St SW's™ many trendy shops and flavorful restaurants. Close to public transportation, walking paths, schools, libraires, supermarkets, Elbow River rafting-many beaches and more. Several



minutes away from major roads and highways.
Don't miss this great condo!

Built in 1980

Essential Information

MLS® #	A2267505
Price	\$317,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	983
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	305, 626 24 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K6

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard, Boiler, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Siding

Additional Information

Date Listed	November 13th, 2025
Zoning	M-C2

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.