\$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 resturants 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 accomodate 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 accomodate 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 insuite laundry with stackable washer/dryer and additional insuite 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, Plug-In, Stall

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 18

Zoning M-C2

Listing Details

Listing Office MaxWell Capital Realty

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