

# \$365,000 - 19, 616 24 Avenue Sw, Calgary

MLS® #A2206380

**\$365,000**

2 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

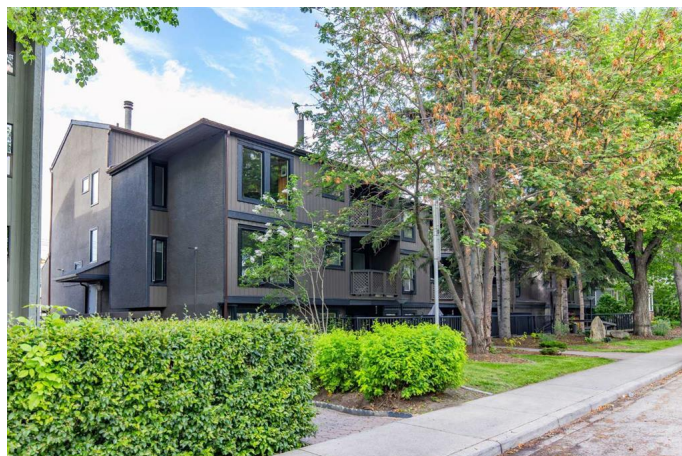
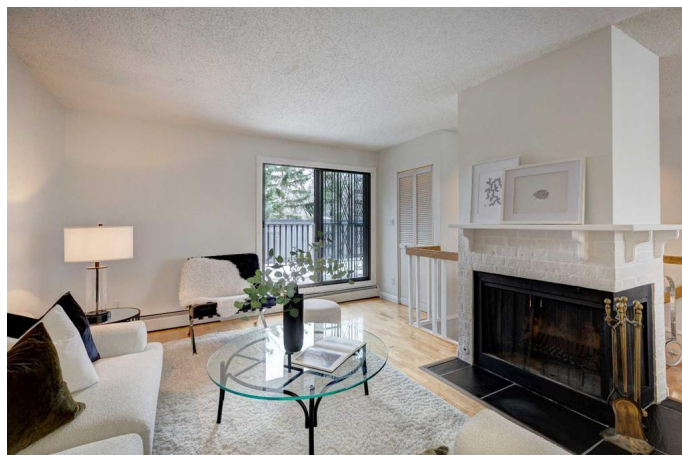
Bright & Spacious 2-Storey Inner-City Condo with Private Rooftop Balcony! Welcome to this beautifully designed two-storey condo featuring a huge South-facing private rooftop balcony with serene views of green space, playground & mature trees. This bright & open unit boasts hardwood flooring throughout most of the space, an open-concept kitchen with white cabinetry & a large storage room/pantry for added convenience. Imagine dinner parties in the spacious living & dining rooms! Cozy up by the wood-burning fireplace in the living room on cooler evenings or enjoy al fresco dining on your private deck with the South exposure. The main level offers two spacious bedrooms, including a large master retreat with a massive walk-in closet, a full bath & convenient laundry. The unit also includes one outdoor covered parking stall, separate storage locker & is nestled on a quiet inner-city street. Steps from Elbow River pathways for biking & walking & to 17th Ave, the Talisman Centre, & vibrant Mission district. Easy access to shopping, dining, & transit. This is a rare opportunity to own a stylish inner-city home with unbeatable outdoor space! Book your private showing today!

Built in 1979

## Essential Information

MLS® # A2206380

Price \$365,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	856
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	19, 616 24 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K6

### Amenities

Amenities	Elevator(s), Parking, Trash
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

### Exterior

Exterior Features	Balcony, Storage
Construction	Wood Frame, Wood Siding

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	17
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.