

**103, 626 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2212129**



**\$330,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Laminate, Linoleum, Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 690
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** Wooden Patio Table and Benches

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 restaurants 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 accommodate 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 accommodate 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 ensuite laundry with stackable washer/dryer and additional ensuite 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.