

# \$279,900 - 111, 315 24 Avenue Sw, Calgary

MLS® #A2205692

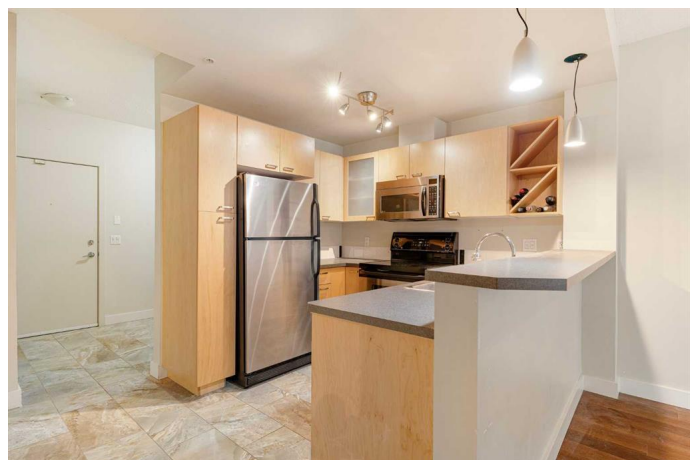
**\$279,900**

1 Bedroom, 1.00 Bathroom, 664 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Live where the city comes alive. Welcome to #111 at Xolo, an impeccably maintained and stylish one-bedroom unit in the heart of Mission—one of Calgary’s most iconic and walkable inner-city neighborhoods. This ground-floor condo is all about convenience, lifestyle, and charm. From the moment you step inside, you’ll feel the difference. High 9-foot ceilings expand the space and invite natural light through oversized south-facing windows, creating a warm, welcoming energy throughout. Just off the entry, a versatile den makes the perfect home office, additional storage area, or creative studio—ideal for the remote professional or student who needs a dedicated workspace. The kitchen is outfitted with rich maple cabinetry, a raised breakfast bar, stainless steel appliances, and plenty of prep space—perfect for everything from quick weekday meals to entertaining friends on the weekend. The open-concept living room is anchored by a gas fireplace, creating a cozy focal point, while the sunny south-facing patio offers a private outdoor escape with room to BBQ, sip coffee, or unwind with your favourite beverage. The bedroom is generously sized and thoughtfully designed with dual closets, giving you ample storage while maintaining a clean, uncluttered aesthetic. The updated 4-piece bathroom features great vanity storage & sleek finishes. In-suite laundry adds everyday ease. Additional highlights include heated underground parking, a private storage unit, condo fees that include high-speed



internet, and pet-friendly building (with board approval). Whether you're a first-time buyer, investor, or simply looking to downsize in style, this is a rare opportunity to own in one of Calgary's most sought-after locations. Mission offers the best of everything—trendy restaurants, coffee shops, fitness studios, grocery stores, river pathways, and boutique shopping—all just steps from your door. Commuting downtown? Walking takes under 10 minutes. Want to spend your weekend biking along the Elbow River or exploring 4th Street's patios and boutiques? It's all right here. This isn't just a condo—it's a lifestyle. And in a building this well-maintained, in a location this desirable, #111 won't last long. Book your private showing today and step into your new life in Mission.

Built in 2003

### Essential Information

MLS® #	A2205692
Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	111, 315 24 Avenue Sw
Subdivision	Mission
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S 3E7

### Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Underground, Heated Garage, Parkade, Secured, Stall, Titled

### Interior

Interior Features	Open Floorplan, Laminate Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Electric Stove, Garage Control(s), Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Wood Frame, Stucco

### Additional Information

Date Listed	March 26th, 2025
Days on Market	117
Zoning	M-H1

### Listing Details

Listing Office	Royal LePage Benchmark
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