

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

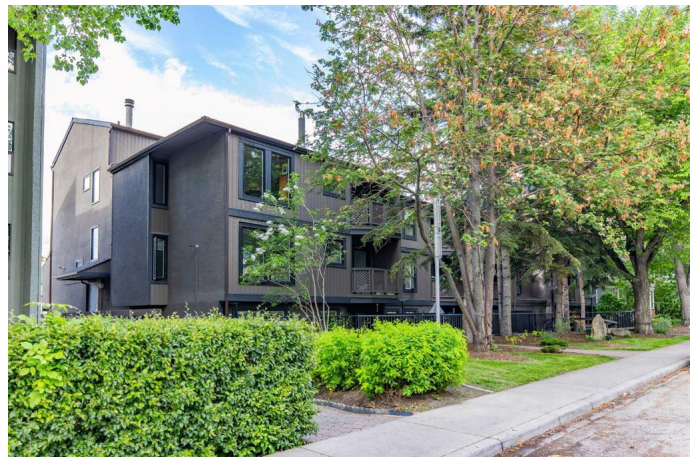
MLS® #A2206380

**\$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 3

Zoning M-C2

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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