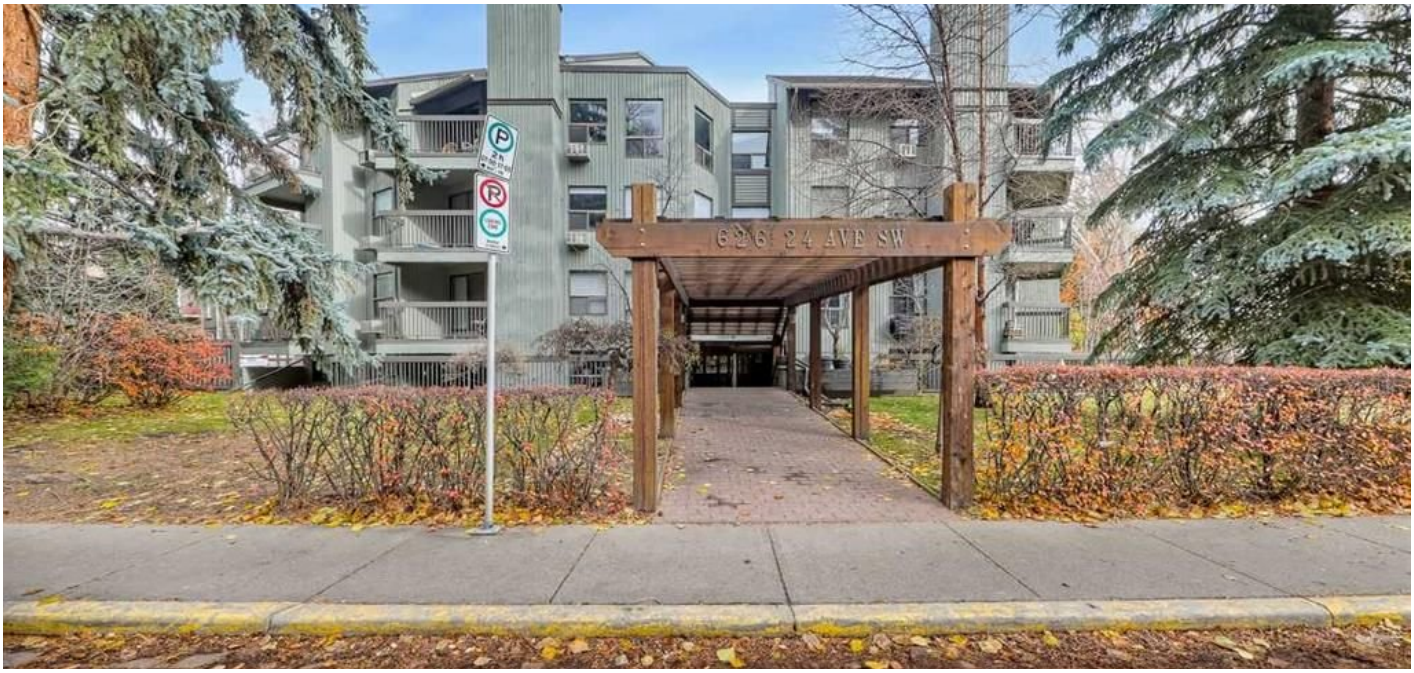
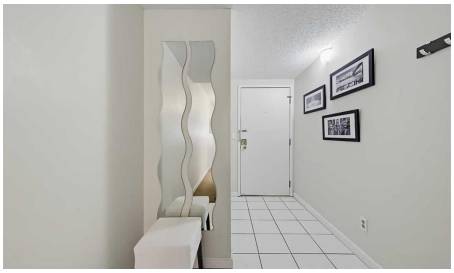
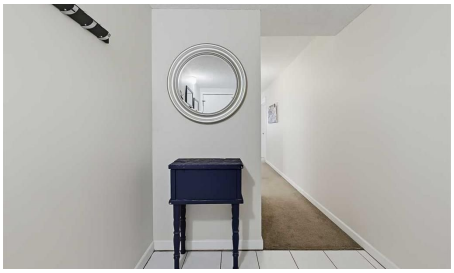
101 626 24 Avenue SW

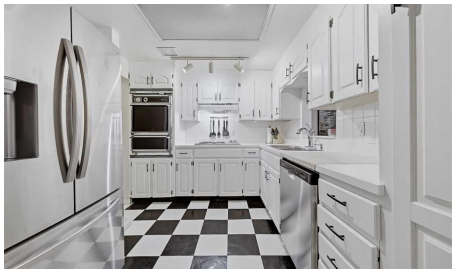
Calgary | Active | MLS® A2355726

$419,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1979**	**1,275.31 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

A rare blend of space, comfort and convenience in Calgary's inner city.

Tucked along a quiet, tree-lined cul-de-sac where historic Cliff Bungalow meets the charm of Mission, Unit #101 at 626 24th Avenue SW offers something increasingly difficult to find: the space and privacy of a larger home, paired with the convenience of inner-city living.

At 1,275 square feet, this generously proportioned residence offers room to live comfortably, entertain effortlessly and enjoy the things that make a home special. Thoughtfully arranged living spaces, abundant natural light and a private outdoor courtyard create a welcoming retreat from the pace of city life, while nearby shops, restaurants and river pathways keep you connected to the best of Calgary.

Everyday Living, Made Easier

One of this home's most distinctive features is its exceptionally convenient parking access. The sheltered parking stall sits immediately outside the rear entrance, allowing you to step out of your vehicle and walk straight into your home without stairs or an elevator. Whether you're bringing in groceries, returning from an outing or simply appreciating a more convenient daily routine, this is a feature that makes a genuine difference.

The main entrance offers a separate, welcoming arrival through the front foyer. Inside, the single-level living arrangement provides generous space to move about, with distinct areas for relaxing, dining, working and hosting guests.

Room to Live, Gather and Enjoy

The expansive living and dining area offers a refreshing sense of openness rarely found in many newer condos. A sculptural fireplace mantle creates an inviting focal point, while generous windows bring in natural light and frame views of mature trees. There's ample room for full-size furnishings, comfortable evenings at home and gatherings with family and friends.

Directly adjacent to environmental reserves, the MNP Community Sport Centre, and the curated culinary corridors of 4th Street and 17th Avenue SW, this residence offers an exceptional synthesis of mid-century urban warmth, generous volume, and accessibility.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355726
Bedrooms	2

Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,275.31 sq. ft.
Main Level Finished Area:	1,275.31 sq. ft.
Condo Fee:	$907.60
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit, No One Below
Total Rooms Above Grade:	7
Year built:	1979 (Age: 47)
Bedrooms:	2 (Above Grd: 2)

Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8010778
Heating:	Baseboard, Hot Water, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Carpet, Linoleum, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Cliff Bungalow

Amenities:	Elevator(s), Parking, Storage
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK
Main Floor	Bedroom · 17' × 8'10" ·
Main Floor	Dining Room · 13'8" × 9'2" ·
Main Floor	Foyer · 9'10" × 6'4" ·
Main Floor	Kitchen · 10' × 9' ·
Main Floor	Living Room · 17'3" × 16'4" ·
Main Floor	Office · 12'5" × 6'9" ·
Main Floor	Bedroom - Primary · 20'8" × 11'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Patio
Accessibility Features:	No Stairs/One Level
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-626-24-avenue-sw-calgary-a2355726/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.