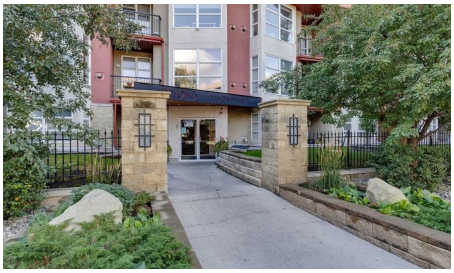
# 203 315 24 Avenue SW

Calgary | Active | MLS® A2356794

**$325,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **2003** | **783.94 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by 2% Realty

# A closer look

WELCOME TO THE HEART OF MISSION - WHERE LOCATION, LIFESTYLE, AND SPACE COME TOGETHER! Located in the sought-after XOLO building, this exceptional 2-bedroom condo offers the opportunity to experience one of Calgary's most vibrant and walkable inner-city communities. Just steps from the incredible restaurants, cafes, boutiques, and conveniences of 4th Street, this is a location where you can truly leave the car at home. Unit 203 stands out as one of the larger floor plans in the building, complete with an incredible SOUTHWEST-FACING wraparound balcony that provides outdoor living space rarely found in condo living!

Step inside and immediately appreciate the generous entryway, offering plenty of room for a dedicated home office or den, along with a convenient front closet. Warm hardwood flooring extends throughout the main living spaces, creating an inviting atmosphere. The well-appointed kitchen features stone countertops, updated stainless steel appliances, abundant cabinetry, and a pantry for additional storage. A raised eating bar connects the kitchen to the spacious living room, where a cozy gas fireplace creates the perfect setting to relax or entertain.

But the real showstopper is the OUTDOOR SPACE! One of the largest balconies in the building, this incredible southwest-facing wraparound deck extends along two sides of the unit, offering plenty of sunshine and room for outdoor dining, lounging, and entertaining. Complete with a gas line for your BBQ or patio heater, planter boxes for flowers or your own urban garden, and space to create your ideal outdoor retreat, this is truly an extension of your living space!

The spacious primary bedroom offers a convenient cheater door to the large 4-piece bathroom, while the second full bedroom features an impressive walk-in closet, providing exceptional storage and flexibility. In-suite laundry with a stacked washer and dryer, an underground parking stall, and a separate storage locker complete this fantastic package. The building also allows up to TWO PETS with board approval!

And then there's MISSION! One of Calgary's most desirable inner-city neighbourhoods, known for its incredible energy, character, and unbeatable access to amenities. Start your mornings with coffee from a neighbourhood cafe, explore the boutique shops and restaurants along 4th Street, or enjoy a walk, run, or bike ride along the nearby Elbow River and its extensive pathway network. Lindsay Park, the MNP Community & Sport Centre, 17th Avenue, and downtown are all within easy reach. A spacious 2-bedroom home, an extraordinary outdoor entertaining space, and one of Calgary's best neighbourhoods - you're not just buying a condo, you're buying into the MISSION LIFESTYLE!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2356794 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |

| | |
|---|---|
| **Year Built** | 2003 |
| **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:** | 783.94 sq. ft. |
| **Main Level Finished Area:** | 783.94 sq. ft. |
| **Condo Fee:** | $719.35 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | North |
| **Unit Exposure:** | South |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2003 (Age: 23) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |

| | |
|---|---|
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0311686 |
| **Heating:** | Baseboard |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Mixed, Stucco |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Enclosed, Gated, Parkade, Secured, Stall, Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit, See Remarks |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Xolo |
| **Community:** | Mission |
| **Amenities:** | Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |

| | |
|---|---|
| **Inclusions:** | NONE |
| **Restrictions:** | Board Approval, Pet Restrictions or Board approval Required, Restrictive Covenant |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Den · 10'9" × 8'5" · |
| **Main Floor** | Bedroom · 10'9" × 9'8" · |
| **Main Floor** | Bedroom - Primary · 17'6" × 11' · |
| **Main Floor** | Kitchen · 10'10" × 8'8" · |
| **Main Floor** | Dining Room · 13'6" × 7'6" · |
| **Main Floor** | Living Room · 14'8" × 12'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| **Exterior Features:** | Balcony, BBQ gas line |
| **Patio And Porch Features:** | Balcony(s), See Remarks, Wrap Around |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-H1 |
| **Listed Date:** | Nov 05, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-315-24-avenue-sw-calgary-a2356794/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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