# \$317,000 - 305, 626 24 Avenue Sw, Calgary

MLS® #A2267505

## \$317,000

2 Bedroom, 1.00 Bathroom, 983 sqft Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

HISTORIC CLIFF BUNGALOW - INVITING CONDO - 2 BEDROOMS - 1 BATH – 982 SQ. FT. OF LIVING SPACE â€" OFF STREET PARKING â€" WOOD BURNING FIREPLACE - AIR CONDITIONED - NUMEROUS UPDATES. Welcome home. Awesome home for a working professional, a newly wed couple or young family. The complex is well maintained, has a modern elevator and a park like feel that is right next to an expansive ridge that has hundreds of mature trees. The condo has a exceptional floorplan that features the following: Quiet end unit / Lots of natural light flowing in / A walk-through master bedroom closet / Plenty of in-suite storage / In-suite laundry / An open concept dining area-living room-kitchen / Granite counters / A relaxing balcony overlooking a park across the street / 8 feet ceilings / Laminate flooring / And much more! Location, Location and Location: 15 minutes to The Children's-

Foothills-Rockyview Hospitals. 9 minutes to Downtown. 6 minutes to Stampede Grounds (Cowboys, The Casino, The Saddledome and more). 7 minutes to Lindsay Park and The MNP Sports/Recreation Centre (swimming, running, weights, yoga, racquet sports and more). 4 minutes to 17 Ave SW/ The Red Mile's awesome nightlife and appetizing eateries. 3 minutes to the heart of 4th St SW's many trendy shops and flavorful restaurants. Close to public transportation, walking paths, schools, libraires, supermarkets, Elbow River rafting-many







beaches and more. Several minutes away from major roads and highways. Don't miss this great condo!

Built in 1980

## **Essential Information**

MLS® # A2267505 Price \$317,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 983
Acres 0.00
Year Built 1980

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 305, 626 24 Avenue Sw

Subdivision Cliff Bungalow

City Calgary
County Calgary
Province Alberta
Postal Code T2S 0K6

#### **Amenities**

Amenities Elevator(s), Parking, Bicycle Storage

Parking Spaces 1

Parking Off Street, Stall

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Wall/Window Air Conditioner

Heating Baseboard, Boiler, Hot Water

Cooling Wall Unit(s)

Fireplace Yes

# of Fireplaces

Fireplaces Wood Burning

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Wood Siding

# **Additional Information**

Date Listed November 13th, 2025

Days on Market 2

Zoning M-C2

# **Listing Details**

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.