

**4, 616 24 Avenue SW**  
**Calgary, Alberta**
**MLS # A2235383**

**\$379,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 632
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, No Animal Home, No Smoking Home, Soaking Tub		
<b>Inclusions:</b>	None		

Welcome to your sunny sanctuary in the heart of sought-after Cliff Bungalow! This inviting renovated two-bedroom condo is tucked away on a quiet cul-de-sac across from the park and just steps from the vibrant Mission district. Wake up to natural light streaming through generous south-facing windows that fill every corner with warmth and energy. The bright kitchen is a true highlight, thoughtfully updated with sleek dark cabinetry, quartz counters, and stainless steel appliances ready to inspire your inner chef while the cozy dining nook opens to your private covered patio — perfect for morning coffee or intimate evenings under the stars. Engineered hardwood throughout is both durable and beautiful, and brings a warmth to the unit. Both bedrooms are spacious retreats, and you’ll love the bonus office nook with built-in shelving — ideal for working from home or staying organized. The stylishly updated bathroom and convenient in-suite laundry with a full-sized washer and dryer add to the effortless comfort this unit offers. Enjoy the peace of mind of your own assigned covered parking stall, plus the unbeatable charm of Cliff Bungalow — a community surrounded by mature trees, beautiful parks, trendy shops, MNP fitness centre, and the Elbow River just blocks away. This boutique complex blends the best of quiet, connected living in one of Calgary’s most beloved neighbourhoods. Whether you’re a first-time buyer or looking to invest in the ultimate inner-city lifestyle, this cheerful condo is move-in ready and waiting for you to make it yours. Book your showing today — this gem won’t last long!