# \$575,000 - 108, 60 24 Avenue Sw, Calgary

MLS® #A2194478

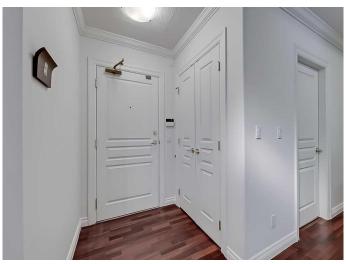
#### \$575,000

2 Bedroom, 2.00 Bathroom, 1,348 sqft Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to River Grande Estate, a highly sought after condominium development in the heart of Erlton. This beautifully maintained 2-bedroom, 2-bathroom condo spans over 1,300 sq. ft.. This main-floor unit offers west-facing views into the tranguil courtyard, flooding the space with natural light. Step inside to find a spacious living room, a separate dining area, and a versatile den/nook space which is anchored by bay windows and a gas fireplaceâ€"perfect for a home office or additional living space. The large kitchen boasts abundant cabinetry, a walk-in pantry, and updated appliances. The primary bedroom features custom closet cabinetry and an upgraded ensuite with high-end fixtures. Enjoy the convenience of in-unit storage within the large laundry room, plus an oversized separate storage locker. This unit also includes secure underground parking. Building amenities include a pool table room, car wash, recreation rooms and visitor parking. Located in the heart of Erlton, you're just steps from Lindsay Park, the Elbow River, Stanley Park, the MNP Community & Sport Centre, and vibrant Mission. With quick access to downtown, this is urban living at its finest!







Built in 2000

#### **Essential Information**

MLS® #	A2194478
Price	\$575,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,348
Acres	0.00
Year Built	2000
Туре	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

# **Community Information**

Address	108, 60 24 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C9

## Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Party Room
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Storage, Stone Counters, Jetted Tub
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop, Microwave Hood Fan
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

### Exterior

Exterior FeaturesCourtyard, Private EntranceConstructionStone, Stucco

#### **Additional Information**

Date ListedFebruary 14th, 2025Days on Market107ZoningM-C2

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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