

# \$549,900 - #206 60 24 Av Sw, Calgary

MLS® #C4296442

## \$549,900

2 Bedroom, 2.00 Bathroom, 1,362 sqft  
Apartment on 0 Acres

Erlton, Calgary, Alberta

Welcome to one of River Grande Estates premiere units! This 2nd floor Erlton beauty covers all the bases, spacious, upgraded, oversized deck area, 2 bdrms, 2 renovated bathrms, In-suite laundry, 9' ceilings, repainted, granite and corian countertops, premiere vinyl plank flooring installed in both bdrms, hardwood flooring, in-floor heating throughout, approx 20 steps to the NE Elevator and la piece de resistance - a double tandem underground garage (approx 12' x 33') with 2 garage doors - drive in and drive out the other side - so cool!. This solidly built building offers high level security and amenities include Billard, Library and Entertainment Rms, 2 car wash bays, a beautiful center court area and heated underground parking. Located adjacent to Repsol Sports Center, Elbow River Pathway, LRT and a stones throw away from downtown Calgary. As well as, 2 in unit storage spaces and a storage locker in the underground parking area. Please feel free to click the multi media link to view a virtual tour.

Built in 2000

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | C4296442  |
| Price      | \$549,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,362                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Apartment              |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | #206 60 24 Av Sw |
| Area        | Calgary          |
| Subdivision | Erlton           |
| City        | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 3C9          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Club House, Car Wash, Elevator Passenger, Intercom, Party Room, Security Door, Secured Parking, Storage-In-Suite, Storage-Locker Room, Visitor Parking |
| Features       | Balcony, Ceiling 9 ft., No Animal Home, No Smoking Home, Sprinkler System-Fire   |
| Parking Spaces | 2  |
| Parking        | Double Indoor, Tandem, Underground   |
| # of Garages   | 2  |

### **Interior**

|            |                                   |
|------------|-----------------------------------|
| Heating    | Natural Gas, In Floor Heat System |
| Fireplace  | Yes                               |
| Fireplaces | Gas Only                          |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Brick, Stucco  |
| Exterior Features | Fruit Trees/Shrubs, Gated Community, Playground Nearby, See Remarks, Public Transportation |
| Roof              | Asphalt Shingles   |
| Construction      | Wood Frame   |
| Foundation        | Concrete   |

### **Additional Information**

Condo Fee            \$685

**Listing Details**

Listing Office        MAXWELL CANYON CREEK

Disclaimer: Information herein deemed reliable but not guaranteed by CREB®.

Listing information last updated on July 6th, 2020 at 1:30pm MDT