# \$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

Type 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, Elevator(s), Car Wash, Party Room

Parking Spaces 1

Parking Underground, Parkade

#### Interior

Interior Features Built-in Features, Closet Organizers, Jetted Tub, Open Floorplan,

Pantry, Stone Counters, Storage

Appliances Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings, Oven-Built-In

Heating In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 5

#### **Exterior**

Exterior Features Courtyard, Private Entrance

Construction Stone, Stucco

## **Additional Information**

Date Listed February 14th, 2025

Days on Market 78

Zoning M-C2

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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