

108, 60 24 Avenue SW  
Calgary, Alberta

MLS # A2244230



## \$555,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Erlton                             |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,348 sq.ft.                       | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                   |                   |           |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | In Floor                                                                                          | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                    | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                                                                                                 | <b>Condo Fee:</b> | \$ 953    |
| <b>Basement:</b>   | -                                                                                                 | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Stucco                                                                                     | <b>Zoning:</b>    | M-C2 d219 |
| <b>Foundation:</b> | -                                                                                                 | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Stone Counters, Storage |                   |           |

**Inclusions:** n/a

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 tranquil 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 fireplace—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!