

203, 60 24 Avenue SW  
Calgary, Alberta

MLS # A2293093



**\$450,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Erlton  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                        |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                               |               |                   |
| <b>Size:</b>     | 1,220 sq.ft.  | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Paved, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |  |                   |           |
|--------------------|--|-------------------|-----------|
| <b>Heating:</b>    | Boiler   | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 838    |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Mixed  | <b>Zoning:</b>    | M-C2 d219 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home |                   |           |

**Inclusions:** N/A

Welcome to Unit 203 at River Grande Estates, a perfect residence that offers comfort, space, and a functional layout. This gorgeous corner unit is filled with natural light from its south-facing windows, creating a warm and inviting atmosphere that feels more like a private residence than a typical condominium. Step through the spacious entrance and you're welcomed into a stunning living space flooded with natural light. The bright living room is anchored by a cozy gas fireplace, creating the perfect place to relax or gather with friends and family. The kitchen features granite countertops, ample storage, and generous prep space, making it both functional and inviting. Just off the kitchen, a spacious dining area is surrounded by windows, an ideal setting for hosting. The south-facing patio is perfect for enjoying the sun throughout the day and features a gas BBQ hookup for effortless outdoor entertaining. The primary bedroom is spacious and comfortable, featuring double closets and a large ensuite complete with a relaxing jacuzzi tub and standalone shower. The second bedroom is also well-sized, offering flexibility as a guest room, home office, or additional living space. The unit features an additional 3-piece main bathroom, a large laundry room perfect for additional storage, providing excellent everyday functionality. River Grande Estates offers exceptional building amenities, including heated underground parking, a secure storage locker, bike storage, plenty of underground visitor stalls, a billiards room, a library, and meeting spaces. Pets are welcome with board approval. Ideally located in Erlton, one of Calgary's most walkable inner-city communities, you are just steps from the river valley and Calgary's incredible pathway system, perfect for walking, cycling, and enjoying the outdoors. You're also moments from the shops and

restaurants of 4th Street, Stampede Park and the BMO Centre, and can easily take in a Calgary Flames game or concert at the Saddledome, all just minutes from your door. A bright, beautifully positioned corner residence offering the comfort of a home with the convenience of inner-city living.