

# \$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

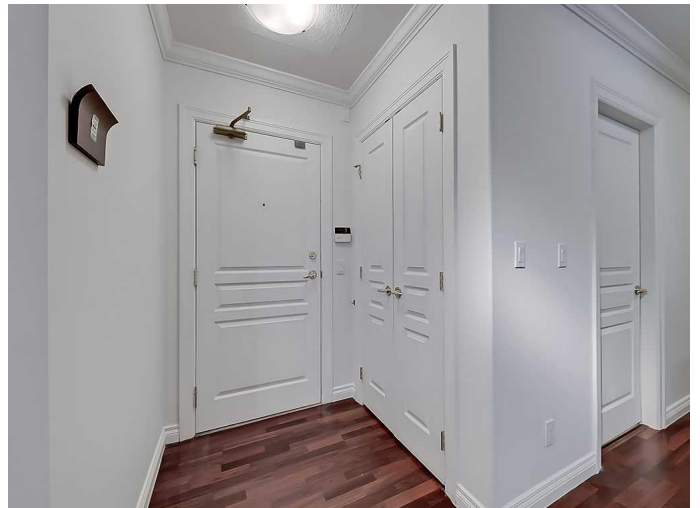
Welcome to River Grande Estate, a highly sought after condominium development in the heart of Erlton. This beautifully maintained 2-bedroom, 2-bathroom condo spans over 1,300 sq. ft.. This main-floor unit offers west-facing views into the tranquil courtyard, flooding the space with natural light. Step 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!

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, 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 Features	Courtyard, Private Entrance
Construction	Stone, Stucco

## Additional Information

Date Listed	February 14th, 2025
Days on Market	111
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.