

# \$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

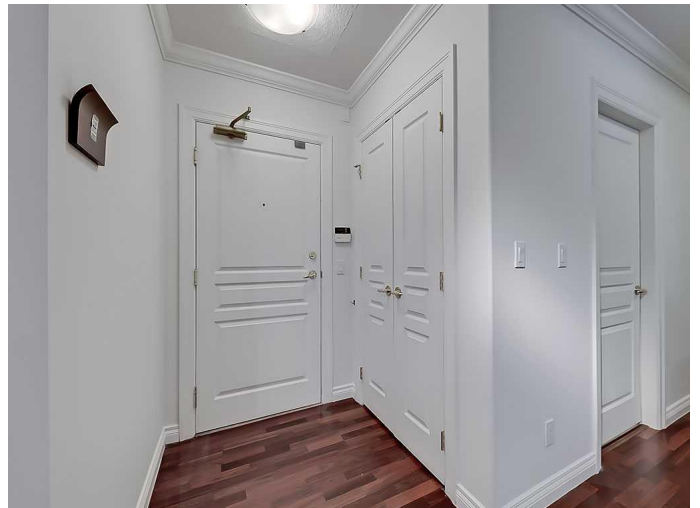
Welcome to River Grande Estate, a highly sought after condominium development in the heart of Erlton. This beautifully maintained 2-bedroom, 2-bathroom condo spans over 1,300 sq. ft.. This main-floor unit offers west-facing views into the tranquil courtyard, flooding the space with natural light. Step 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, Jetted Tub, Open Floorplan, Pantry, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings
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	128
Zoning	M-C2

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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