# \$425,000 - 210, 60 24 Avenue Sw, Calgary

MLS® #A2256810

## \$425,000

2 Bedroom, 2.00 Bathroom, 1,164 sqft Residential on 0.00 Acres

Erlton, Calgary, Alberta

\*\*\*PRICE IMPROVEMENT!\*\*\* Imagine living just 5 minutes from the LRT, 6 minutes from downtown, and steps from the river â€" all without sacrificing space or comfort.

WORK – Spend less time commuting and more time being productive if you're heading DOWNTOWN (6 min drive, 11 min bike), or anywhere else via ERLTON LRT (5 min walk). Stay connected to all major routes (Macleod, Deerfoot, Crowchild, 16th Ave, Glenmore).

PLAY â€" Feed your social side with endless RESTAURANTS, SHOPPING, and ENTERTAINMENT nearby: 17th Ave, Mission, and Macleod Tr are just minutes away. Want to keep things low-key? Grab groceries (3 mins), make a cozy dinner, and unwind by your GAS FIREPLACE (just serviced in 2025). Or meet friends for a float and picnic at SANDY BEACH (12 mins).

Love to stay ACTIVE? Walk to MNP Sports Centre (7 mins) or hop on the scenic ELBOW RIVER PATH right outside your door, leading to LINDSAY PARK (2 mins). Mountain day trip? Just an hour away.

When it's time to recharge, enjoy 1,100+ sq ft of comfort in a 2 bed, 2 bath condo with a LARGE BALCONY and peaceful COURTYARD VIEWS. You'II appreciate the brand new curtains, and that IN-FLOOR







HEATING, heat, natural gas, and water are included in the condo fees.

Bonus perks inside the building: Party Room with kitchen, Games Room with pool table, Library, Courtyard, Common Area, Bike Storage, and even a Car Wash in the underground parkade.

Are you ready to write your own inner city story here? Don't miss the chance to live your best life now!

Built in 2000

#### **Essential Information**

MLS® # A2256810 Price \$425,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,164
Acres 0.00
Year Built 2000

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 210, 60 24 Avenue Sw

Subdivision Erlton
City Calgary
County Calgary
Province Alberta
Postal Code T2S 3C9

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Gazebo, Party Room, Recreation Room,

Snow Removal, Car Wash

Parking Spaces 1

Parking Heated Garage, Parkade, Stall, Underground, Enclosed, Titled

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers,

Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), French Door

Appliances Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave,

Refrigerator, Washer, Window Coverings, Built-In Oven

Heating In Floor, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

# of Stories 5

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Few Trees, Landscaped, Level, Treed, City Lot, Gazebo

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 14th, 2025

Days on Market 51

Zoning M-C2 d219

### **Listing Details**

Listing Office Real Broker

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