



GRASSROOTS
REALTY GROUP

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108, 60 24 Avenue SW
Calgary, Alberta

MLS # A2244230



\$555,000

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

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 953
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-
Features:	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!