



GRASSROOTS
REALTY GROUP

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408, 60 24 Avenue SW
Calgary, Alberta

MLS # A2249437



\$546,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,471 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,003
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Soaking Tub		

Inclusions: NONE

HUGE PRICE DROP!!! This beautifully updated 2-bedroom + den, 2-bathroom corner condo offers 1,471 sq ft of bright, open-concept living. Freshly painted and full of natural light, the Northwest-facing unit with a TURRET features a spacious kitchen with granite counters, built-in appliances, pantry, and an eat-up bar—perfect for everyday living and entertaining. Enjoy the cozy gas fireplace, two private west-facing balconies, and a versatile den ideal for a home office or second living area. The king-sized primary suite includes a walk-through closet and a 5-piece ensuite with soaker tub and tiled shower. The second bedroom features a built-in desk, Murphy bed, and its own 3-piece ensuite. Extras include in-floor heating, in-suite laundry, large in-unit storage, an additional storage locker, and titled underground parking. River Grande Estates offers fantastic amenities: social & billiards rooms, library, courtyard, and car wash bay. Unbeatable location near shops, restaurants in Mission, MNP Sports Centre, and Elbow River pathways. Pet-friendly with board approval. More than a home—it's a lifestyle. Great value !!