



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

401, 60 24 Avenue SW
Calgary, Alberta

MLS # A2251865



\$488,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,365 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 953
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)

Inclusions: None

This bright & spacious 2 bedroom, 2 full bath condo in lovely River Grande Estates has an optimal layout with bedrooms on opposite sides of the condo for privacy. The open, airy plan presents laminate flooring & high ceilings accented with elegant crown moulding, showcasing the kitchen that's tastefully finished with granite counter tops, eating bar, crisp white cabinets & stainless steel appliances. A dining area with ample space to host family & friends plus living room with corner feature fireplace are perfect for entertaining. The generously sized primary bedroom boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing corner soaker tub & separate shower. The second bedroom also with a walk-in closet & direct access to a 3 piece bath are ideal for guests. Other notable features include convenient in-suite laundry, in-floor heating, private south facing balcony, one titled underground parking stall & an assigned storage locker. Building amenities include a car wash, recreation room with pool table & party room with kitchen facilities. Located steps from Elbow River pathways & close to Stampede Park, MNP Community & Sport Centre, vibrant 4th Street shopping, restaurants & cafes, public transit & walking distance to downtown.