



**GRASSROOTS**  
REALTY GROUP

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411, 60 24 Avenue SW  
Calgary, Alberta

MLS # A2274248



**\$452,750**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Erlton                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 990 sq.ft.                         | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                           |                   |           |
|--------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | In Floor                                                                                                                  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                       | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                           | <b>Condo Fee:</b> | \$ 674    |
| <b>Basement:</b>   | -                                                                                                                         | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                                 | <b>Zoning:</b>    | M-C2 d219 |
| <b>Foundation:</b> | -                                                                                                                         | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Storage |                   |           |

**Inclusions:** N/A

Imagine beginning your morning above the treetops, sunlight streaming into a space that feels more like a private bungalow than a condominium. This is life at River Grande Estates; an award-winning community in the heart of Erlton/Lindsay Park, where inner-city living feels grounded, elegant, and wonderfully complete. Your days unfold effortlessly here. Nearly \$50,000 in thoughtful renovations have elevated the home into a polished sanctuary, where every finish has been chosen to bring ease, comfort, and quiet sophistication into daily life. The generous floor plan gives you room to move, to create, to host. Brew coffee in a kitchen that reflects your taste, settle into a dedicated workspace that feels inspiring rather than crowded, and later, welcome friends for dinner without rearranging your home to make it fit. This is a residence designed for those who expect more. More space, more quality, more refinement. Beyond your doors, the building becomes an extension of your lifestyle. Step out into beautifully maintained courtyards, stroll to the river pathways for a morning run, or wander to Mission for brunch. The MNP Sport Centre, Stampede Park, and LRT are all moments away, making it effortless to move between work, wellness, and leisure. Yet, despite its proximity to everything, River Grande Estates remains blissfully calm. Set back from traffic and offering rare peace in the inner city. Evenings here feel like an exhale. Return home through manicured grounds. Park with ease. Unwind on your oversized balcony with a glass of wine and watch the sky shift. The building's quiet interiors, abundant visitor parking, private courtyards, and convenient car wash bay speak to a level of pride of ownership that is increasingly hard to find. This is a community for those who live intentionally. Professionals who value proximity, active individuals who thrive near the river,

discerning downsizers seeking a true lock-and-leave lifestyle without compromise. And now, this home is ready to welcome its next owner. A residence that reflects your standards. A community that elevates your lifestyle.