

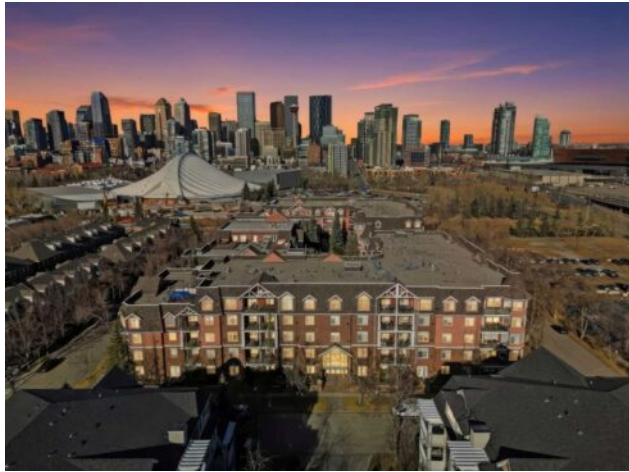


GRASSROOTS
REALTY GROUP

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113, 60 24 Avenue SW
Calgary, Alberta

MLS # A2286039



\$445,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,030 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage		
Inclusions:	N/A		

Effortless Elegance in Erlton. For those ready to simplify without compromise, this beautifully appointed two-bedroom residence in Erlton offers a rare balance of sophistication, serenity, and walkable urban living. Just steps from the river pathways along the Elbow River and moments from the restaurants and cafés of Mission, the setting feels both connected and quietly removed. Inside, the home reveals a calming palette and enduring finishes designed for comfort and ease. Solid concrete construction ensures remarkable quiet — an invaluable luxury for professionals who work from home or value true relaxation at day’s end. In-floor heating provides consistent warmth beneath rich hardwood flooring, while the gas fireplace creates an inviting focal point for intimate evenings or relaxed entertaining. The kitchen is as functional as it is welcoming, with granite countertops, an expansive breakfast bar for casual gatherings, and a separate dining area suited to everything from weeknight dinners to hosting close friends. The layout flows naturally, offering just the right amount of space — never overwhelming, always intentional. Positioned on the main floor, the residence offers seamless access to a private patio — ideal for morning coffee, container gardening, or simply enjoying fresh air without the upkeep of a larger property. It’s a lifestyle shift that prioritizes freedom: lock-and-leave convenience for travel, and manageable elegance for everyday living. Beyond the suite, a private access landscaped courtyard centered around a tranquil pond and fountain creates a peaceful backdrop. Residents enjoy thoughtfully arranged seating areas, welcoming meeting spaces, and a refined snooker lounge — amenities that foster community while maintaining privacy. Pet-friendly (with board approval), allowing cats and dogs under 30 lbs,

making it an ideal option for those seeking a refined home that accommodates both lifestyle and companionship. This is living designed for those who value quality over quantity — where riverside walks replace yard work, and evenings out are just steps from home. A graceful next chapter, in one of Calgary's most charming enclaves.