GRASSROOTS REALTY GROUP

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308, 60 24 Avenue SW
Calgary, Alberta

MLS # A2290784

$575,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,474 sq.ft.	**Age:**	2000 (26 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, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 1,003
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: All storage room shelving including bookcase, Dyson Stick Vac.

OPEN HOUSE SATURDAY, MARCH 14TH & SUNDAY, MARCH 15TH FROM 2-4 PM BOTH DAYS. Immaculate residence offering comfort, and modern updates throughout. Nine foot internal ceilings, hardwood floors, new bedroom carpet and abundant natural light from twelve windows, including one above the kitchen sink. The gourmet kitchen features granite counters, stainless steel appliances, a large walk-in pantry, ample kitchen cupboard storage. Patio doors leading out to deck from dining room overlooking the internal courtyard with gas BBQ connection. The bright living room is surrounded by windows, and a gas fireplace is open to both the dining and living spaces. The floor plan incorporates a large space suitable for an office or TV room. There is a very large in-suite storage room off the main entrance room which doubles up as a boot room. The large primary retreat comfortably fits a king bed and offers a private balcony overlooking the courtyard, a spacious California built-in walk-through closet, and a five-piece ensuite. The second bedroom comfortably fits a queen bed and also features a California built-in walk-through closet and has direct access to the main bath, which serves both the bedroom and guests. A very large entry with a double closet, a separate laundry room, and central vacuum with attachments complete the layout. Pets are welcome (dogs must not exceed 30 lbs at full adult size) and air conditioning can be installed, both with board approval. Underground heated parking, an underground secure storage locker, bike storage for just $10 per year (subject to availability), and 35 underground visitor stalls. Additional building amenities include a billiards room, library, and meeting rooms. West-facing orientation, abundant natural light, and exceptional amenities. This residence is ideally situated in Erlton, one of Calgary’s most

walkable inner-city communities. Enjoy easy access to 4th Street’s shops and restaurants, the Erlton Stampede C-Train station and the BMO center and all its activities, and the MNP (Repsol) Recreation Centre with pools and fitness facilities.

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