



410, 60 24 Avenue SW
Calgary, Alberta

MLS # A2301981



\$447,500

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,160 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Insulated, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Parquet	Sewer:	-
Roof:	-	Condo Fee:	\$ 789
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks

Inclusions: Closet in Second bedroom, TV bracket (negotiable)

Tucked away in the sought after community of Erlton, this is your opportunity to experience the best of inner city living without compromise. Welcome to Rivergrand Estates, an urban retreat where nature and lifestyle come together effortlessly. This unbeatable location places you steps from the serene pathways of the Elbow River & Lindsay Park, and the MNP Community and Sport Centre, offering nature and recreation right out your door. An easy walk takes you to the C-train & Stampede Grounds making it the perfect home base for Stampede and year round events at the BMO Centre and Scotiabank Saddledome. Just minutes away, the vibrant Mission District invites you to explore 4th Street's restaurants, cafes, and boutique shops, truly bringing convenience and connection to your doorstep. Inside, your spacious 1,160 sq ft two bedroom, two bathroom home features a thoughtfully designed and unique floorplan that balances both function and comfort. Distinct living and family spaces give you the flexibility to live, relax, and entertain with ease. Your upgraded kitchen showcases granite countertops, an island, pantry, and updated appliances, flowing seamlessly into a generous dining area that makes hosting effortless. Your primary suite includes a walk through closet leading to your five piece ensuite complete with a soaker tub. The second bedroom, framed with French doors, gives you the flexibility to create a home office, wellness space, or guest room to suit your lifestyle. After a long day, unwind on your spacious private balcony overlooking the peaceful courtyard, with beautiful downtown views as your backdrop. You also benefit from new modern blinds, titled underground parking (354), a car wash, assigned storage, a party room, and a library, adding everyday ease and comfort to your lifestyle. Whether you

are a young professional seeking vibrant city living or a downsizer looking for comfort without compromise, this home offers a rare blend of tranquility, connection, and convenience in one of Calgary's most charming hidden gems.