



303, 60 24 Avenue SW
Calgary, Alberta

MLS # A2150879



\$469,900

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,227 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 832
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters		

Inclusions: N/A

Welcome to this wonderful corner unit in the prestigious River Grande Estate. This beautifully designed two-bedroom, two-bathroom condo offers over 1200 Sq Ft of unparalleled convenience and comfort. Perfectly situated in Erlton, it is close to amenities such as river pathways, world-class restaurants and pubs, MNP Sports Centre, the New BMO Event Centre, Stampede Park, City Transit, Saddledome, and much more! Ideal for those seeking both luxury and accessibility, this apartment features an open concept layout with a large kitchen, abundant cabinet and counter space, and a raised breakfast bar overlooking the living area. The cozy corner gas fireplace adds warmth and charm, while the adjacent dining space is perfect for entertaining family and friends, creating a seamless flow for gatherings. The bright south-facing balcony is perfect for enjoying cooler summer nights while you BBQ. The primary bedroom offers a private retreat and a luxurious five-piece en-suite bathroom, featuring a large soaker tub and double vanity. The second bedroom, located on the opposite side of the unit for added privacy, has access to a three-piece bath. A large laundry room with ample storage space completes this well-designed condo, providing convenience and functionality. This home comes with titled parking in a secure, heated underground parkade that includes a car wash area, visitors' parking, and bike storage. The well-maintained and managed complex offers a billiards room, entertaining space, and a serene central courtyard with paths, beautiful brickwork, a gazebo, mature trees, and a pond, making it a perfect place to sit and enjoy the day. The walkability will not disappoint! The complex is surrounded by mature trees and is just steps from the beautiful Elbow River with its many bike and walking paths. You can also walk to downtown for work, making your daily

commute a breeze. Don't miss the chance to own this exceptional apartment in River Grande Estate, offering exceptional value to homeowners and investors alike.