

108, 60 24 Avenue SW  
Calgary, Alberta

MLS # A2244230



# \$555,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Erlton                             |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,348 sq.ft.                       | Age:   | 2000 (25 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                   |            |           |
|-------------|---------------------------------------------------------------------------------------------------|------------|-----------|
| Heating:    | In Floor                                                                                          | Water:     | -         |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                    | Sewer:     | -         |
| Roof:       | -                                                                                                 | Condo Fee: | \$ 953    |
| Basement:   | -                                                                                                 | LLD:       | -         |
| Exterior:   | Stone, Stucco                                                                                     | Zoning:    | M-C2 d219 |
| Foundation: | -                                                                                                 | Utilities: | -         |
| Features:   | Built-in Features, Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Stone Counters, Storage |            |           |

Inclusions: n/a

Welcome to River Grande Estate, a highly sought after condominium development in the heart of Erlton. This beautifully maintained 2-bedroom, 2-bathroom condo spans over 1,300 sq. ft.. This main-floor unit offers west-facing views into the tranquil courtyard, flooding the space with natural light. Step inside to find a spacious living room, a separate dining area, and a versatile den/nook space which is anchored by bay windows and a gas fireplace—perfect for a home office or additional living space. The large kitchen boasts abundant cabinetry, a walk-in pantry, and updated appliances. The primary bedroom features custom closet cabinetry and an upgraded ensuite with high-end fixtures. Enjoy the convenience of in-unit storage within the large laundry room, plus an oversized separate storage locker. This unit also includes secure underground parking. Building amenities include a pool table room, car wash, recreation rooms and visitor parking. Located in the heart of Erlton, you're just steps from Lindsay Park, the Elbow River, Stanley Park, the MNP Community & Sport Centre, and vibrant Mission. With quick access to downtown, this is urban living at its finest!