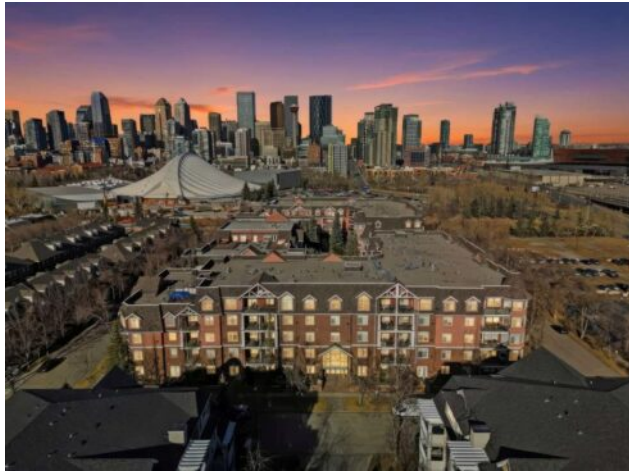


**113, 60 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286039**



**\$424,900**

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

<b>Heating:</b>	In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 707
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d219
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**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

Well-maintained 2-bedroom, 2-bath main floor property in a quiet, solid concrete building. Ideally located steps to the Elbow River pathways and minutes to Mission’s shops, caf&eacute;s, and restaurants. Functional open-concept layout with hardwood flooring, in-floor heating, and a gas fireplace in the living area. Kitchen features granite countertops, a large breakfast bar, ample cabinetry, and a dedicated dining space. Thoughtful separation between living and sleeping areas. Ground-level access to a private patio &mdash; ideal for outdoor seating and convenient entry. Includes one heated underground parking stall with access to a resident car wash bay and private assigned storage unit. Building amenities include a secure, landscaped courtyard with pond and fountain, shared seating and meeting areas, and a snooker/lounge room. Pet-friendly with board approval (cats and dogs under 30 lbs). Low-maintenance, lock-and-leave living in a central, walkable location.