

\$429,000 - 411, 60 24 Avenue Sw, Calgary

MLS® #A2111432

\$429,000

1 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

STUNNING VIEWS of DOWNTOWN Calgary, including the "TOWER" from this BEAUTIFUL 1000 sq ft condo in the PRESTIGIOUS RIVER GRANDE ESTATES, located on the 4th floor facing into the QUIET and MAGNIFICENT COURTYARD is a RARE FIND! Showcasing 9 ft ceilings, Large Windows, NEW CHIC LIGHT FIXTURES, TRENDY NEW PAINT, FABULOUS NEW LUSH CARPET, In-Floor Heating, Granite Kitchen Counters, Under-Cabinet lighting, and more! The open concept floor plan boasts an enormous living room, dining room, kitchen and kitchen island area, intelligently designed for everyday living and perfect for entertaining guests. The corner gas fireplace with wood mantle creates an inviting ambience throughout this living space and ideal for cozy winter nights. The generous sized balcony features a gas-line for barbecuing or fire-tables ideal for the enjoyment of this outdoor oasis and also ideally designed just off the dining room area. The MAGNIFICENT courtyard creates a tranquil, peaceful setting while enjoying the fountains, trees, gazebo & exquisitely manicured gardens. Spacious Primary bedroom allows for a king-size bed and several other pieces of furniture! Then walk-thru the large closet, into the private SPA-LIKE 5pc ENSUITE with corner soaker tub, dual vanities and separate shower! Insuite laundry room has an abundance of cabinetry and extra storage space! TRULY AN EXCEPTIONAL COND and Located in the



EXCLUSIVE "Erlton" area, adjacent the MNP center, Elbow River Pathway, LRT, Saddledome & 4th Str shopping creating an inner-city lifestyle at its best. THE RIVER GRANDE ESTATES OFFERS UPSCALE LIVING IN THIS SUPERIOR BUILDING with high level SECURITY, HEATED UNDERGROUND PARKING, EXTRA STORAGE, 44 UNDERGROUND VISITOR PARKING STALLS, onsite maintenance manager, AMENITIES ROOMS which include a Billard rm, a library, an entertainment rm, and 2 car washes in the heated underground parkade. A property to call you new home and its Sure to IMPRESS! ONE DOG (maximum of 30pds) ALLOWED and ONE CAT WITH BOARD APROVAL....

Built in 2000

Essential Information

MLS® #	A2111432
Price	\$429,000
Sold Price	\$412,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,000
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	411, 60 24 Avenue Sw
Subdivision	Erlton
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S3C9

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Gazebo, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Gated, Guest, Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Courtyard
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 7th, 2024
Days on Market	32
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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