

\$364,900 - 307, 60 24 Avenue Sw, Calgary

MLS® #A2121304

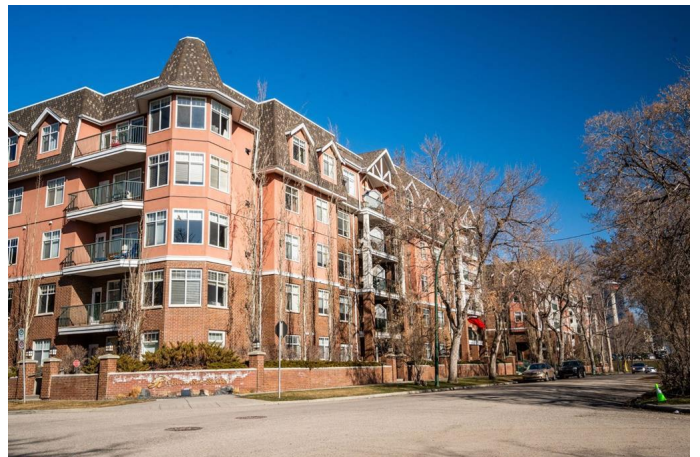
\$364,900

1 Bedroom, 1.00 Bathroom, 686 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

You are about to discover the epitome of inner-city living in this stunning condo located in the prestigious River Grande Estates in Erlton. Boasting breathtaking views and the perfectly situated spot to watch this summer's fireworks, this 3rd-floor gem offers a rare opportunity to indulge in luxury and tranquility. Once you get inside you'll be greeted by large windows that bathe the space in natural light. The open-concept layout features a spacious living room, dining area, and modern kitchen complete with under-cabinet lighting, and a convenient breakfast bar. Cozy up by the corner gas fireplace with a wood mantle, creating the perfect ambiance when you are ready to settle in for the night. Step out onto the generous-sized east facing balcony, complete with a gas line for barbecuing or fire tables, and immerse yourself in the serene courtyard ambiance, featuring fountains, trees, and beautifully manicured gardens. Retreat to the spacious primary bedroom that has a walk through closet which leads to the 4-piece bath. Additional highlights include in-suite laundry with ample storage space and underground heated parking for added convenience. Located in the exclusive Erlton area, adjacent to the MNP center, Elbow River Pathway, LRT, Saddledome, and 4th Street shopping, this property offers unparalleled access to all the amenities of inner-city living. Experience upscale living at its finest with high-level security, amenities rooms including a billiard



room and library, two car washes in the heated underground parkade, and more. This property is sure to impress. Don't wait on this one or youâ€™ll miss your chance to make this exceptional property your own. Schedule your viewing today and experience the ultimate in urban luxury living!

Built in 2000

Essential Information

MLS® #	A2121304
Price	\$364,900
Sold Price	\$346,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	686
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	307, 60 24 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C9

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	Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 24th, 2024
Days on Market	13
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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