

\$479,900 - 204, 60 24 Avenue Sw, Calgary

MLS® #A2122871

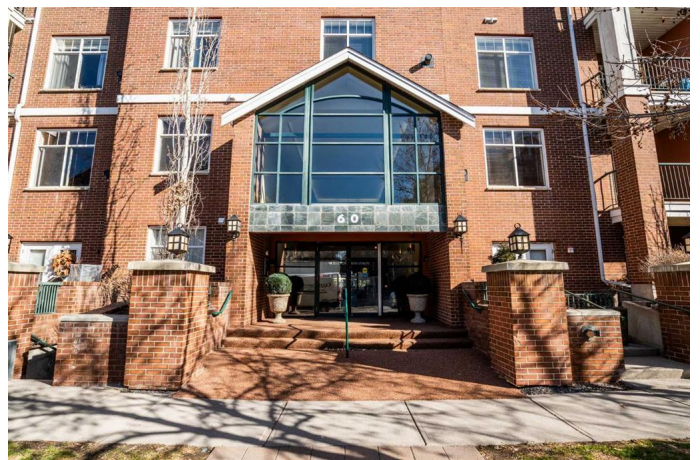
\$479,900

2 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to the River Grande Estates, a desirable complex in the heart of Erlton. This beautifully renovated 2 bedroom, 2 bathroom apartment boasts an ideal location, within walking distance to the picturesque Elbow River pathway, the vibrant social scenes of 4th St. (Mission) and 17th Ave & the MNP Sports & Recreation Centre. Just a block away from the Erlton LRT station offering convenient access to transportation, this unit offers an enviable blend of urban convenience and natural beauty. You're greeted by an expansive open floor plan of approx. 1079 sq ft. that seamlessly integrates the living, dining, and kitchen areas. Updated engineered hardwood flows throughout the generous living space, featuring a cozy corner gas fireplace, perfect for chilly evenings. The renovated & spacious kitchen is the heart of this home with updated painted cabinets & granite countertops, newer stainless steel appliances, including a substantial peninsula complete with a breakfast bar ideal for casual dining or entertaining guests. The dining area with an updated light fixture easily accommodates a large table, making it perfect for hosting gatherings or enjoying meals with loved ones. The primary bedroom is generously sized and boasts a luxurious 5-piece ensuite bathroom, complete with a corner soaker tub and updated dual vanities for added convenience and comfort. The second bedroom provides direct access to the main 3-piece bathroom, offering privacy and functionality for residents



and guests alike. Both bedrooms also have newer carpets. In-unit laundry facilities feature high-end front-load washer and dryer units & lots of storage space. Outside, a beautiful central courtyard awaits, complete with a picturesque gazebo and tranquil pond, providing residents with a serene outdoor retreat right at their doorstep. Additional features of this exceptional residence include titled heated parking, a storage locker for added convenience, and a large balcony, perfect for enjoying the outdoors. Residents also have access to a range of building amenities, including a games room equipped with a pool table, a library for quiet relaxation, a convenient car wash station, and a spacious social room ideal for hosting events or mingling with neighbors. Book your private showing today, and enjoy all that inner city living has to offer - a blend of comfort, convenience, and luxury living in an unbeatable location, making it the perfect place to call home.

Built in 2000

Essential Information

MLS® #	A2122871
Price	\$479,900
Sold Price	\$473,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	204, 60 24 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C9

Amenities

Amenities	Elevator(s), Party Room, Racquet Courts, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
# of Stories	5

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	April 14th, 2024
Date Sold	April 30th, 2024
Days on Market	16
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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