

\$449,800 - 302, 60 24 Avenue Sw, Calgary

MLS® #A2142685

\$449,800

2 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to Unit 302 in the prestigious River Grande Estate, a beautifully designed two-bedroom, two-bathroom condo offering over 1100 sqft of unparalleled convenience and comfort. Perfectly situated near all the amenities needed to make this apartment is ideal for those seeking both luxury and accessibility.

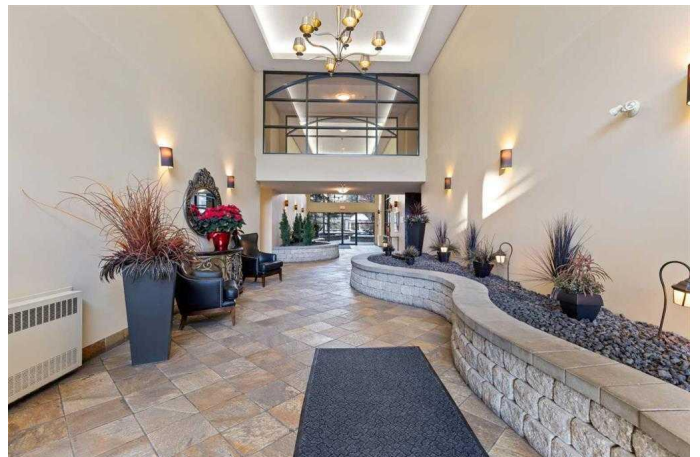
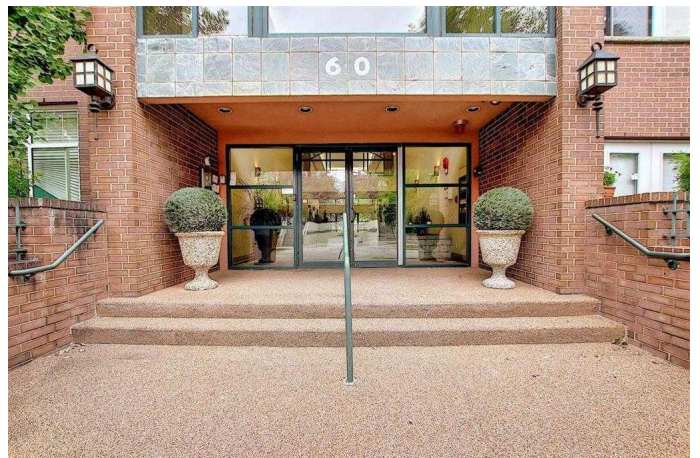
Key Features:

o **PRIME LOCATION:** Enjoy the benefits of living close to key attractions and amenities, including easy access to the Ctrain, Stampede Park, Saddledome, the river, and a variety of shopping and dining options.

o **OPEN CONCEPT DESIGN:** The spacious layout features a large kitchen with abundant cabinet and counter space, complemented by a raised breakfast bar that overlooks the living area. The cozy corner gas fireplace adds warmth and charm, while the adjacent dining space is perfect for entertaining family and friends, creating a seamless flow for gatherings.

o **PRIMARY BEDROOM SUITE:** The primary bedroom offers a private retreat with a walk-in closet and a luxurious five-piece en-suite bathroom, featuring a large soaker tub and double sinks.

o **SECOND BEDROOM AND BATH:** The



well-sized second bedroom is located on the opposite side of the unit for added privacy and has its own separate door to a three-piece bath.

o LAUNDRY AND STORAGE: A large laundry room with ample storage space completes this well-designed condo, providing convenience and functionality.

o PARKADE AND STORAGE: This home comes with an assigned storage locker and titled parking across from the elevator in the secure, heated underground parkade, which includes a car wash area, visitors parking, and bike storage.

o COMPLEX FEATURES: This quiet, well-maintained, and managed complex offers a billiards room, library, entertaining space, and the serene central courtyard with paths, beautiful brickwork, a gazebo, mature trees, and a pond, making it a perfect place to sit and enjoy the day.

o WALKABILITY: Walk to the vibrant Mission area with its restaurants, shopping, and all the services you could want. Despite being just minutes from the MNP Centre, LRT, Saddledome, and Stampede Grounds, you will feel like you're in an oasis in the city, surrounded by mature trees and just steps from the beautiful Elbow River with its many bike and walking paths. You can also walk to downtown for work, making your daily commute a breeze.

o PET POLICY: Two pets are allowed with Board approval, including one small dog.

Don't miss the chance to own this exceptional apartment in River Grande Estate. Schedule a viewing today and experience the perfect blend of style, comfort, and location in Unit

302!

Built in 2000

Essential Information

MLS® #	A2142685
Price	\$449,800
Sold Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	302, 60 24 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S3C9

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Guest, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings

Heating	Central, In Floor, Fireplace(s)
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Brick, Wood Frame

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 28th, 2024
Days on Market	9
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.