

\$469,900 - 303, 60 24 Avenue Sw, Calgary

MLS® #A2150879

\$469,900

2 Bedroom, 2.00 Bathroom, 1,227 sqft

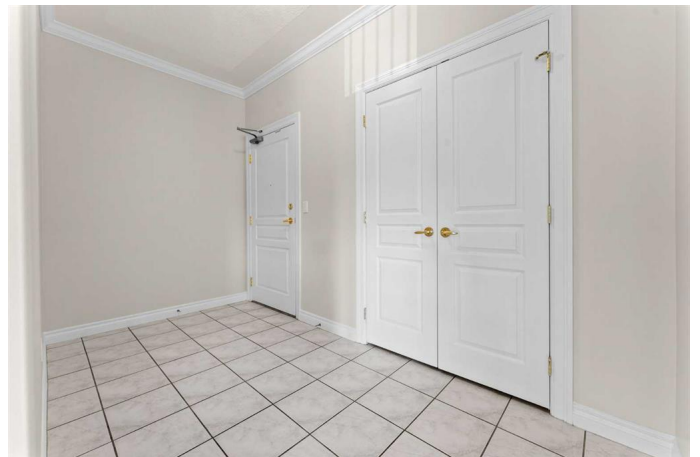
Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to this wonderful corner unit in the prestigious River Grande Estate. This beautifully designed two-bedroom, two-bathroom condo offers over 1200 Sq Ft of unparalleled convenience and comfort. Perfectly situated in Erlton, it is close to amenities such as river pathways, world-class restaurants and pubs, MNP Sports Centre, the New BMO Event Centre, Stampede Park, City Transit, Saddledome, and much more! Ideal for those seeking both luxury and accessibility, this apartment features an open concept layout with a large kitchen, abundant cabinet and counter space, and a raised breakfast bar overlooking 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. The bright south-facing balcony is perfect for enjoying cooler summer nights while you BBQ. The primary bedroom offers a private retreat and a luxurious five-piece en-suite bathroom, featuring a large soaker tub and double vanity. The second bedroom, located on the opposite side of the unit for added privacy, has access to a three-piece bath.

A large laundry room with ample storage space completes this well-designed condo, providing convenience and functionality. This home comes with titled parking in a secure, heated underground parkade that includes a



car wash area, visitors' parking, and bike storage. The well-maintained and managed complex offers a billiards room, entertaining space, and a 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.

The walkability will not disappoint! The complex is surrounded by mature trees and is 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. Don't miss the chance to own this exceptional apartment in River Grande Estate, offering exceptional value to homeowners and investors alike.

Built in 2000

Essential Information

MLS® #	A2150879
Price	\$469,900
Sold Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	303, 60 24 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2S 3C9

Amenities

Amenities	Car Wash, Elevator(s), Gazebo, Recreation Facilities, Secured Parking, Snow Removal
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Private Entrance
Construction	Brick, Wood Frame

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 31st, 2024
Days on Market	12
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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