

# \$475,000 - 309, 60 24 Avenue Sw, Calgary

MLS® #A2200067

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,080 sqft  
Residential on 0.00 Acres

Erlton, Calgary, Alberta

STUNNING FIND at the RIVER GRANDE ESTATES! Welcome to this LOVELY, BRIGHT WEST FACING 2 bedroom - 2 bath condo offering over 1100 sqft of unparalleled comfort and convenience in the "PRESTIGIOUS RIVER GRANDE ESTATES. Located in the EXCLUSIVE community of "Erlton", adjacent to the MNP Center (Former Talisman Center), Elbow River Pathways, C-Train , Saddledome, 4th Street SW Shopping filled with Trendy Restaurants & Chic Boutique shopping, creating INNER CITY LIVING at its best! ENJOY UPSCALE LIVING IN THIS SUPERIOR BUILDING which offers a High Level of SECURITY, A SPECTACULAR COUNTRYARD showcasing waterfalls, An Abundance of Trees & Shrubs, a GAZEBO, & Incredible Stonework as you walk into the Front Entrance. This SPACIOUS, open concept condo showcases, New Carpet, New Trendy paint, Stainless Steel Appliances, a Corner gas fireplace, and faces into the beautiful courtyard with trees and a fountain just off your large balcony! Quiet and Serene best describe this home which is perfectly set up for a professional couple or someone wanting a roommate. Large kitchen with an abundance of cabinetry, counter space and kitchen island is perfect for entertaining or everyday living. Enormous Primary Bedroom easily accommodates a king size bed and several pieces of furniture with a private 5 piece ensuite. Second bedroom features a pocket door to the 3 pc bathroom and second



door for guests. Spacious living room, dining room create a comfortable retreat with a corner gas fireplace for warmth and charm.

**LAUNDRY AND STORAGE:** Large insuite laundry with ample storage complete this ideal floor plan. An extra Assigned Storage Locker is also included with great security.

**AMENITIES:** Sophisticated living is enjoyed by all at the River Grande Estates with an Onsite Maintenance manager, Sunny and spacious Billiard Room, a Library, an Entertainment room , Bike Storage, 44 UNDERGROUND VISITOR PARKING SPOTS, 2 Car Washes, 2 Elevators and an IMPRESSIVE RESERVE FUND. Pets are allowed in this building with board approval. THIS INCLUDES - TWO PETS with ONE DOG up to 30pds. This is an exceptional property to call your new home! Schedule a viewing today and experience the perfect blend of style, comfort and location!

Built in 2000

### **Essential Information**

MLS® #	A2200067
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	309, 60 24 Avenue Sw
Subdivision	Erlton
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S3C9

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle
# of Stories	5

### **Exterior**

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	19
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.