

# \$575,000 - 108, 60 24 Avenue Sw, Calgary

MLS® #A2194478

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,348 sqft  
Residential on 0.00 Acres

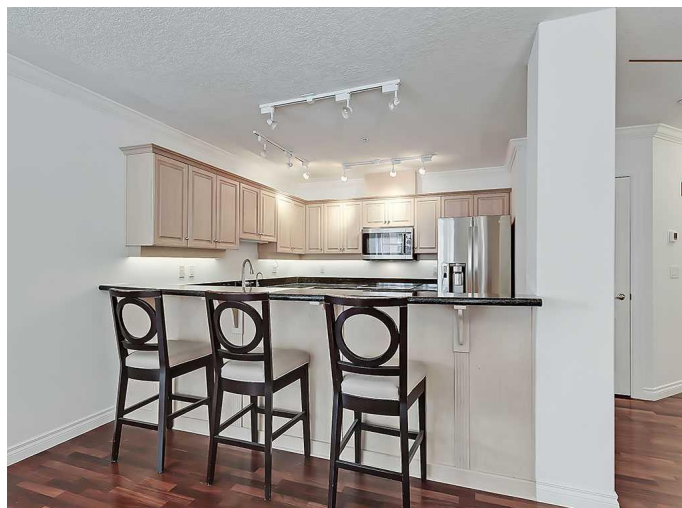
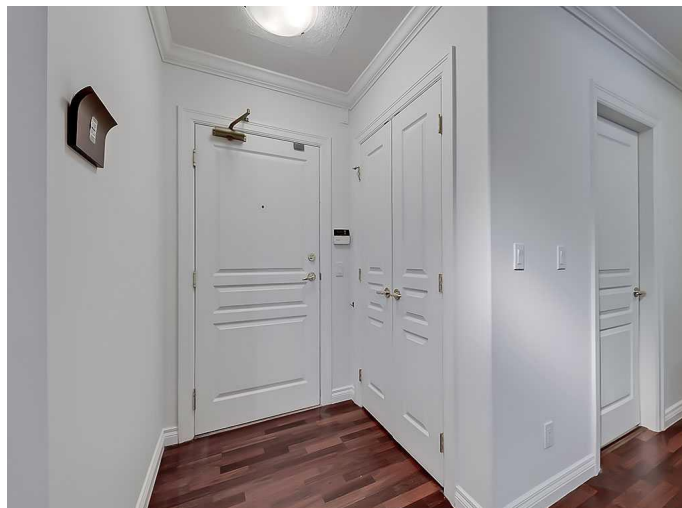
Erlton, Calgary, Alberta

Welcome to River Grande Estate, a highly sought after condominium development in the heart of Erlton. This beautifully maintained 2-bedroom, 2-bathroom condo spans over 1,300 sq. ft.. This main-floor unit offers west-facing views into the tranquil courtyard, flooding the space with natural light. Step inside to find a spacious living room, a separate dining area, and a versatile den/nook space which is anchored by bay windows and a gas fireplace—perfect for a home office or additional living space. The large kitchen boasts abundant cabinetry, a walk-in pantry, and updated appliances. The primary bedroom features custom closet cabinetry and an upgraded ensuite with high-end fixtures. Enjoy the convenience of in-unit storage within the large laundry room, plus an oversized separate storage locker. This unit also includes secure underground parking. Building amenities include a pool table room, car wash, recreation rooms and visitor parking. Located in the heart of Erlton, you're just steps from Lindsay Park, the Elbow River, Stanley Park, the MNP Community & Sport Centre, and vibrant Mission. With quick access to downtown, this is urban living at its finest!

Built in 2000

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2194478  |
| Price  | \$575,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,348       |
| Acres          | 0.00        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 108, 60 24 Avenue Sw |
| Subdivision | Erlton               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 3C9              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Car Wash, Party Room |
| Parking Spaces | 1  |
| Parking        | Underground, Parkade                               |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Stone Counters, Storage              |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Oven-Built-In |
| Heating           | In Floor   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 5  |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Private Entrance |
| Construction      | Stone, Stucco               |

## **Additional Information**

Date Listed February 14th, 2025  
Days on Market 49  
Zoning M-C2

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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.