

# \$539,900 - 108, 60 24 Avenue Sw, Calgary

MLS® #A2244230

**\$539,900**

2 Bedroom, 2.00 Bathroom, 1,348 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

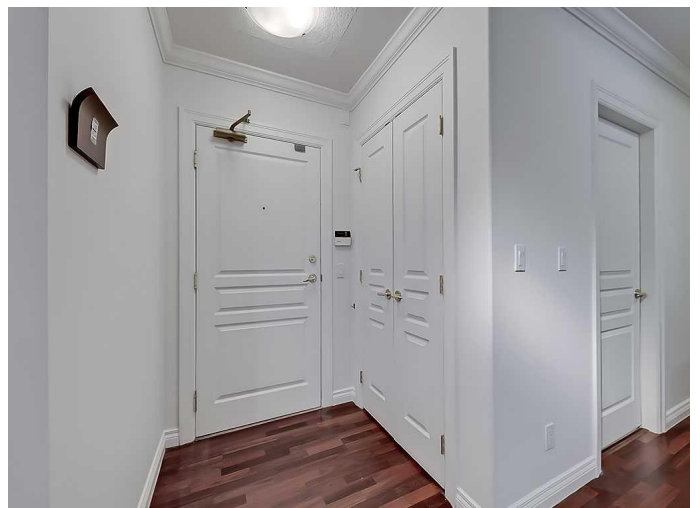
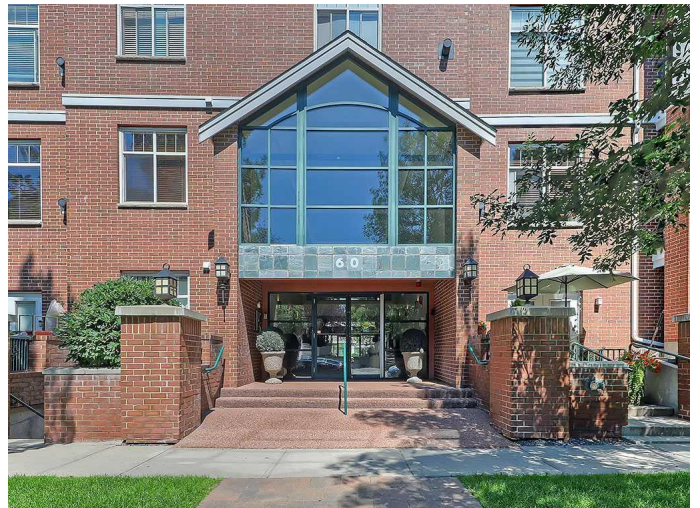
Welcome to River Grande Estate, a highly sought after condominium development in the heart of Erlton. This beautifully maintained 2-bedroom, 2-bathroom condo spans over 1,300 sq. ft.. This main-floor unit offers west-facing views into the tranquil courtyard, flooding the space with natural light. Step 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® #                   A2244230

Price                     \$539,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,348             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| 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), Party Room, Car Wash |
| Parking Spaces | 1                                                  |
| Parking        | Parkade, Underground                               |

### **Interior**

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

### **Exterior**

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 53              |
| Zoning         | M-C2 d219       |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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