



## 60 24 Avenue Calgary Alberta

\$575,000

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! (id:6769)

Living room 25.17 Ft x 19.75 Ft

Kitchen 10.92 Ft x 10.00 Ft

Dining room 12.42 Ft x 10.25 Ft

Primary Bedroom 16.75 Ft x 14.75 Ft

Other 7.33 Ft x 7.17 Ft

Bedroom 11.08 Ft x 10.58 Ft

Laundry room 6.42 Ft x 5.67 Ft

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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