



60 24 Avenue Calgary Alberta

\$459,900

Effortless Elegance in Erlton. For those ready to simplify without compromise, this beautifully appointed two-bedroom residence in Erlton offers a rare balance of sophistication, serenity, and walkable urban living. Just steps from the river pathways along the Elbow River and moments from the restaurants and cafes of Mission, the setting feels both connected and quietly removed. Inside, the home reveals a calming palette and enduring finishes designed for comfort and ease. Solid concrete construction ensures remarkable quiet -- an invaluable luxury for professionals who work from home or value true relaxation at day's end. In-floor heating provides consistent warmth beneath rich hardwood flooring, while the gas fireplace creates an inviting focal point for intimate evenings or relaxed entertaining. The kitchen is as functional as it is welcoming, with granite countertops, an expansive breakfast bar for casual gatherings, and a separate dining area suited to everything from weeknight dinners to hosting close friends. The layout flows naturally, offering just the right amount of space -- never overwhelming, always intentional. Positioned on the main floor, the residence offers seamless access to a private patio -- ideal for morning coffee, container gardening, or simply enjoying fresh air without the upkeep of a larger property. It's a lifestyle shift that prioritizes freedom: lock-and-leave convenience for travel, and manageable elegance for everyday living. Beyond the suite, a landscaped courtyard centered around a tranquil pond and fountain creates a peaceful backdrop. Residents enjoy thoughtfully arranged seating areas, welcoming meeting spaces, and a refined snooker lounge -- amenities that foster community while maintaining privacy. This is living designed for those who value quality over quantity -- where riverside walks replace yard work, and evenings out are...

3pc Bathroom 5.50 Ft x 6.42 Ft

5pc Bathroom 8.83 Ft x 13.08 Ft

Bedroom 9.42 Ft x 12.83 Ft

Dining room 10.25 Ft x 16.83 Ft

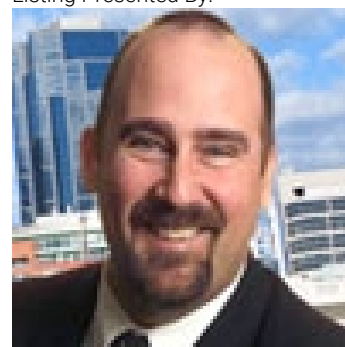
Kitchen 10.00 Ft x 11.00 Ft

Laundry room 5.50 Ft x 7.42 Ft

Living room 13.92 Ft x 12.33 Ft

Primary Bedroom 10.92 Ft x 9.00 Ft

Listing Presented By:



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