



60 24 Avenue Calgary Alberta

\$575,000

OPEN HOUSE SATURDAY, MARCH 14TH & SUNDAY, MARCH 15TH FROM 2-4 PM BOTH DAYS. Immaculate residence offering comfort, and modern updates throughout. Nine foot internal ceilings, hardwood floors, new bedroom carpet and abundant natural light from twelve windows, including one above the kitchen sink. The gourmet kitchen features granite counters, stainless steel appliances, a large walk-in pantry, ample kitchen cupboard storage. Patio doors leading out to deck from dining room overlooking the internal courtyard with gas BBQ connection. The bright living room is surrounded by windows, and a gas fireplace is open to both the dining and living spaces. The floor plan incorporates a large space suitable for an office or TV room. There is a very large in-suite storage room off the main entrance room which doubles up as a boot room. The large primary retreat comfortably fits a king bed and offers a private balcony overlooking the courtyard, a spacious California built-in walk-through closet, and a five-piece ensuite. The second bedroom comfortably fits a queen bed and also features a California built-in walk-through closet and has direct access to the main bath, which serves both the bedroom and guests. A very large entry with a double closet, a separate laundry room, and central vacuum with attachments complete the layout. Pets are welcome (dogs must not exceed 30 lbs at full adult size) and air conditioning can be installed, both with board approval. Underground heated parking, an underground secure storage locker, bike storage for just \$10 per year (subject to availability), and 35 underground visitor stalls. Additional building amenities include a billiards room, library, and meeting rooms. West-facing orientation, abundant natural light, and exceptional amenities. This residence is ideally situated in Erlton, one of Calgary's most walkable inner-city communities. Enjoy e...

Kitchen 18.25 Ft x 10.00 Ft
 Dining room 13.17 Ft x 11.58 Ft
 Living room 13.83 Ft x 13.67 Ft
 Laundry room 6.50 Ft x 6.33 Ft
 Foyer 10.17 Ft x 5.25 Ft
 Office 12.67 Ft x 10.33 Ft

Storage 7.50 Ft x 6.75 Ft
 Primary Bedroom 16.75 Ft x 15.00 Ft
 Bedroom 11.33 Ft x 11.00 Ft
 3pc Bathroom .00 Ft x .00 Ft
 5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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