



60 24 Avenue Calgary Alberta

\$450,000

Welcome to Unit 203 at River Grande Estates, a perfect residence that offers comfort, space, and a functional layout. This gorgeous corner unit is filled with natural light from its south-facing windows, creating a warm and inviting atmosphere that feels more like a private residence than a typical condominium. Step through the spacious entrance and you're welcomed into a stunning living space flooded with natural light. The bright living room is anchored by a cozy gas fireplace, creating the perfect place to relax or gather with friends and family. The kitchen features granite countertops, ample storage, and generous prep space, making it both functional and inviting. Just off the kitchen, a spacious dining area is surrounded by windows, an ideal setting for hosting. The south-facing patio is perfect for enjoying the sun throughout the day and features a gas BBQ hookup for effortless outdoor entertaining. The primary bedroom is spacious and comfortable, featuring double closets and a large ensuite complete with a relaxing jacuzzi tub and standalone shower. The second bedroom is also well-sized, offering flexibility as a guest room, home office, or additional living space. The unit features an additional 3-piece main bathroom, a large laundry room perfect for additional storage, providing excellent everyday functionality. River Grande Estates offers exceptional building amenities, including heated underground parking, a secure storage locker, bike storage, plenty of underground visitor stalls, a billiards room, a library, and meeting spaces. Pets are welcome with board approval. Ideally located in Erlton, one of Calgary's most walkable inner-city communities, you are just steps from the river valley and Calgary's incredible pathway system, perfect for walking, cycling, and enjoying the outdoors. You're also moments from the shops and restaurants of 4th Street, Stam...

4pc Bathroom .00 Ft x .00 Ft
 3pc Bathroom .00 Ft x .00 Ft
 Primary Bedroom 12.08 Ft x 13.00 Ft
 Bedroom 11.92 Ft x 11.00 Ft

Kitchen 10.58 Ft x 9.67 Ft
 Living room 26.50 Ft x 16.50 Ft
 Dining room 14.25 Ft x 13.17 Ft
 Laundry room 9.25 Ft x 5.67 Ft

Listing Presented By:



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