

**115, 60 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2252764**



**\$550,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Erlton                             |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,552 sq.ft.                       | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                  |                   |           |
|--------------------|----------------------------------|-------------------|-----------|
| <b>Heating:</b>    | In Floor, Natural Gas            | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Vinyl Plank                      | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 1,085  |
| <b>Basement:</b>   | None                             | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Stone, Stucco, Wood Frame | <b>Zoning:</b>    | M-C2 d219 |
| <b>Foundation:</b> | -                                | <b>Utilities:</b> | -         |

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Building and Parking Fob

ALMOST 1600 SQ FT CORNER UNIT WITH 2 OUTDOOR LIVING SPACES INCLUDING AN INCREDIBLE ~30FT PATIO!!!! BRAND NEW LUXURY VINYL PLANK(LVP) FLOORING THROUGHOUT!!! This bright and open concept 2 bed 2 bath end unit is an entertainers dream both inside and out. The elegance of the modern rustic heated flooring adds a continuity to the space. Enjoy the large white kitchen with granite countertops and breakfast bar that anchor this wide open floor-plan. The layout allows versatility with the bedrooms being separated by a flex area that could easily be made into an office, open library, wet bar (plumbed with water) or additional conversation seating. Both bedrooms have very large walk-in closets. One bedroom is currently set up as an aesthetics room and the master bedroom is complete with large ensuite including dual sinks and walk-in shower. Upon entry find a dedicated laundry room with plenty of space and additional storage. Imagine many flower pots and barbecues on your large sunny south facing patio, or sit on the additional covered patio to smell the rain and enjoy a coffee. Gas-line to the BBQ. Beautiful welcoming entrance from the foyer in the unit as well as two additional private exits outside to easily enjoy long walks by the river. One titled underground parking stall and plenty of parking for visitors. Luxurious urban living at River Grande Estates! Quick commute downtown and easy C-train access!! Feel the upscale details the building has to offer including a spectacular courtyard with seating, plenty of greenery, a gazebo, recreation room for hosting guests and elegant stonework upon arrival. Plus - it's just steps to the Elbow River Pathways, shopping in trendy Mission and MNP Community and Sport Centre. Take advantage of this location and incredible unit today!