

504, 60 24 Avenue SW
Calgary, Alberta

MLS # A2319641



\$425,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,124 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 740
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: NA

RARE PENTHOUSE-LEVEL OPPORTUNITY AT PRESTIGIOUS RIVER GRANDE ESTATES. Top floor units in this elegant and highly sought-after Erlton complex rarely come to market - especially with views overlooking Stampede Park and the downtown skyline to the north. Proudly and impeccably maintained, this bright, smoke-free, pet-free and exceptionally clean property offers an outstanding opportunity for buyers looking to personalize a well-kept space in an unbeatable inner-city location. Vacant and move-in ready, the unit is filled with natural light and features a spacious, functional layout with 9-ft ceilings, in-floor heating, generous room sizes and excellent storage throughout. The living room is warm and inviting with large windows, a cozy gas fireplace, and direct access to the private balcony (with phantom screen door) for stellar evening views of the downtown city lights or Stampede fireworks. The kitchen offers ample cabinetry and workspace and an extra-long breakfast bar that comfortably accommodates 4 bar stools. A large, dedicated pantry/storage/laundry room is conveniently located just off the kitchen. The adjacent dining area easily accommodates both entertaining and everyday dining. The bright primary bedroom features a walk-in closet and a spacious, private spa-like ensuite bathroom with large, luxury soaker tub, stand-up shower and a dual sink vanity. The second bedroom and additional full bathroom provide flexibility for guests, roommates or a home office. River Grande Estates is one of Calgary's premier condo communities, offering beautifully maintained grounds and exceptional amenities including a central courtyard, a fully-equipped party room, library, billiards area, car wash bays, secured parkade storage lockers and bicycle storage. Enjoy an unbeatable walkable lifestyle just steps to the Elbow River

pathway system, Sandy Beach Park, MNP Community & Sport Centre, Stampede Park, the Erlton LRT Station, and the restaurants and shops of Mission. Quick access to downtown, Macleod Trail, and major routes throughout the city. A rare chance to own on the penthouse level of one of Calgary's most enduring and desirable inner-city complexes.