

309, 60 24 Avenue SW  
Calgary, Alberta

MLS # A2200067



**\$475,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 706
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** NONE

STUNNING FIND at the RIVER GRANDE ESTATES! Welcome to this LOVELY, BRIGHT WEST FACING 2 bedroom - 2 bath condo offering over 1100 sqft of unparalleled comfort and convenience in the "PRESTIGIOUS RIVER GRANDE ESTATES. Located in the EXCLUSIVE community of "Erlton", adjacent to the MNP Center (Former Talisman Center), Elbow River Pathways, C-Train , Saddledome, 4th Street SW Shopping filled with Trendy Restaurants & Chic Boutique shopping, creating INNER CITY LIVING at its best! ENJOY UPSCALE LIVING IN THIS SUPERIOR BUILDING which offers a High Level of SECURITY, A SPECTACULAR COUNTRYARD showcasing waterfalls, An Abundance of Trees & Shrubs, a GAZEBO, & Incredible Stonework as you walk into the Front Entrance. This SPACIOUS, open concept condo showcases, New Carpet, New Trendy paint, Stainless Steel Appliances, a Corner gas fireplace, and faces into the beautiful courtyard with trees and a fountain just off your large balcony! Quiet and Serene best describe this home which is perfectly set up for a professional couple or someone wanting a roommate. Large kitchen with an abundance of cabinetry, counter space and kitchen island is perfect for entertaining or everyday living. Enormous Primary Bedroom easily accommodates a king size bed and several pieces of furniture with a private 5 piece ensuite. Second bedroom features a pocket door to the 3 pc bathroom and second door for guests. Spacious living room, dining room create a comfortable retreat with a corner gas fireplace for warmth and charm. LAUNDRY AND STORAGE: Large ensuite laundry with ample storage complete this ideal floor plan. An extra Assigned Storage Locker is also included with great security. AMENITIES: Sophisticated living is enjoyed by all at the River Grande Estates with an Onsite Maintenance

manager, Sunny and spacious Billiard Room, a Library, an Entertainment room , Bike Storage, 44 UNDERGROUND VISITOR PARKING SPOTS, 2 Car Washes, 2 Elevators and an IMPRESSIVE RESERVE FUND. Pets are allowed in this building with board approval. THIS INCLUDES - TWO PETS with ONE DOG up to 30pds. This is an exceptional property to call your new home! Schedule a viewing today and experience the perfect blend of style, comfort and location!