

\$550,000 - 115, 60 24 Avenue Sw, Calgary

MLS® #A2252764

\$550,000

2 Bedroom, 2.00 Bathroom, 1,552 sqft

Single Family on 0.00 Acres

Erlton, Calgary, Alberta

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! (id:6289)

Built in 2000

Essential Information

Listing #	A2252764
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,552
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	115, 60 24 Avenue Sw
Subdivision	Erlton
City	Calgary
Province	Alberta
Postal Code	T2S3C9

Amenities

Amenities	Park, Playground, Schools, Shopping, Car Wash, Party Room
Features	See remarks, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Range, Dryer, Hood Fan, Window Coverings
Heating	Natural gas In Floor Heating

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Brick, Stone, Stucco
Construction	Wood frame

Listing Details

Listing Office URBAN-REALTY.ca



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