

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

MLS® #A2252764

\$550,000

2 Bedroom, 2.00 Bathroom, 1,552 sqft

Residential 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!

Built in 2000

Essential Information

MLS® #	A2252764
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,552
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

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

Amenities

Amenities	Car Wash, Elevator(s), Party Room
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Walk-In Closet(s), Wired for Sound, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Mantle, Tile
# of Stories	4
Basement	None

Exterior

Exterior Features	BBQ gas line, Private Entrance
Construction	Brick, Stone, Stucco, Wood Frame

Additional Information

Date Listed	August 29th, 2025
Days on Market	61
Zoning	M-C2 d219

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.