

# \$449,900 - 210, 60 24 Avenue Sw, Calgary

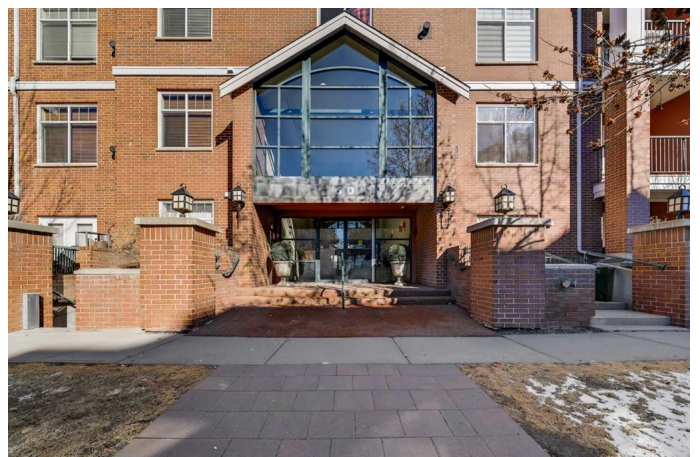
MLS® #A2199660

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,164 sqft  
Residential on 0.00 Acres

Erlton, Calgary, Alberta

**\*\*\*PRICE IMPROVEMENT!\*\*\*** Welcome to River Grande Estates, where TRUE INNER CITY LIVING converges in perfect balance between work and play that suits your fast-paced lifestyle! **WORK** – Spend less time commuting and more time being productive with ease if you’re heading DOWNTOWN (6 min drive, 11 min bike), or anywhere else in the city by hopping on the ERLTON LRT (5 min walk). Whether you need to travel within the city for work, or are a corporate nomad, you will always be right in the centre of Calgary, with unparalleled access to all major routes (Macleod Tr, Deerfoot Tr, Crowchild Tr, 16th Ave, Glenmore Tr). Of course, all work and no play makes you a dull person. Imagine you’ve had a long work week and all you want to do is feed your social needs and it’s time to **PLAY** – a myriad of urban RESTAURANTS, SHOPPING, and ENTERTAINMENT within walking distance or a short drive to 17th Ave, Mission, or along Macleod Tr. Perhaps you’re wanting a more relaxing weekend, pick up groceries (3 mins) and make yourself a nice home cooked meal and cozy up next to your GAS FIREPLACE (just serviced in 2025), or envision picnics and river floating with friends/family at SANDY BEACH (12 mins) maximizing Calgary’s sunniest days. For those that love an ACTIVE LIFESTYLE, you can walk to MNP Sports Centre (7 mins walk) to get your reps/sports in, or challenge yourself on the walking/biking path right outside of your



doorstep with serene views of ELBOW RIVER that lead to beautiful LINDSAY PARK (2 min walk). The mountains are calling and itâ€™ll be a quick 1 hr drive for a hiking or relaxing day trip. With so much right at your fingertips, the possibilities to ensure a balanced life are endless. When you do come home, it is a very comfortable sanctuary at more than 1,100 sq ft of living space, with your own LARGE BALCONY w/ COURTYARD VIEWS.

Amenities in the building: Party Room, Games Room w/ pool table, BIKE STORAGE and CAR WASH STATION. Are you ready to write your own inner city story here? Donâ€™t miss the chance to live your best life now!

Built in 2000

### Essential Information

MLS® #	A2199660
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	210, 60 24 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C9

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Gazebo, Party Room, Recreation Room, Snow Removal
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground, Enclosed
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	City Lot, Few Trees, Gazebo, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	41
Zoning	M-C2

## Listing Details

Listing Office	Real Broker
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