

# \$579,900 - 408, 60 24 Avenue Sw, Calgary

MLS® #A2249437

**\$579,900**

2 Bedroom, 2.00 Bathroom, 1,471 sqft

Residential on 0.00 Acres

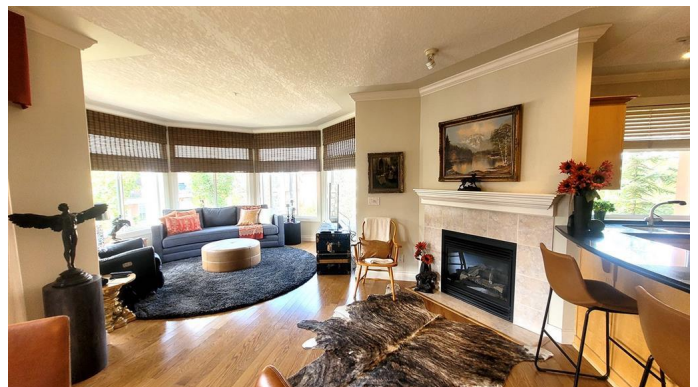
Erlton, Calgary, Alberta

This beautifully updated 2-bedroom + den, 2-bathroom corner condo offers 1,471 sq ft of bright, open-concept living. Freshly painted and full of natural light, the Northwest-facing unit features a spacious kitchen with granite counters, built-in appliances, pantry, and an eat-up barâ€”perfect for everyday living and entertaining. Enjoy the cozy gas fireplace, two private west-facing balconies, and a versatile den ideal for a home office or second living area. The king-sized primary suite includes a walk-through closet and a 5-piece ensuite with soaker tub and tiled shower. The second bedroom features a built-in desk, Murphy bed, and its own 3-piece ensuite. Extras include in-floor heating, in-suite laundry, large in-unit storage, an additional storage locker, and titled underground parking. River Grande Estates offers fantastic amenities: social & billiards rooms, library, courtyard, and car wash bay. Unbeatable location near shops, restaurants in Mission, MNP Sports Centre, and Elbow River pathways. Pet-friendly with board approval. More than a homeâ€”itâ€™s a lifestyle.

Built in 2000

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2249437  |
| Price     | \$579,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,471             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 408, 60 24 Avenue Sw |
| Subdivision | Erlton               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 3C9              |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Car Wash, Recreation Room |
| Parking Spaces | 1                         |
| Parking        | Parkade                   |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Soaking Tub                                                                 |
| Appliances        | Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | In Floor, Hot Water, Natural Gas                                                                              |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| # of Stories      | 5                                                                                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Roof              | Asphalt Shingle |
| Construction      | Brick, Stucco   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 16                |
| Zoning         | M-C2 d219         |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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