

**210, 60 24 Avenue SW
Calgary, Alberta**

MLS # A2256810



\$439,900

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,164 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Few Trees, Gazebo, Landscaped, Level, Treed		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 754
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d219
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	None		

Imagine living just 5 minutes from the LRT, 6 minutes from downtown, and steps from the river — all without sacrificing space or comfort. **WORK** — Spend less time commuting and more time being productive if you're heading DOWNTOWN (6 min drive, 11 min bike), or anywhere else via ERLTON LRT (5 min walk). Stay connected to all major routes (Macleod, Deerfoot, Crowchild, 16th Ave, Glenmore). **PLAY** — Feed your social side with endless RESTAURANTS, SHOPPING, and ENTERTAINMENT nearby: 17th Ave, Mission, and Macleod Tr are just minutes away. Want to keep things low-key? Grab groceries (3 mins), make a cozy dinner, and unwind by your GAS FIREPLACE (just serviced in 2025). Or meet friends for a float and picnic at SANDY BEACH (12 mins). Love to stay ACTIVE? Walk to MNP Sports Centre (7 mins) or hop on the scenic ELBOW RIVER PATH right outside your door, leading to LINDSAY PARK (2 mins). Mountain day trip? Just an hour away. When it's time to recharge, enjoy 1,100+ sq ft of comfort in a 2 bed, 2 bath condo with a LARGE BALCONY and peaceful COURTYARD VIEWS. You'll appreciate the brand new curtains, and that IN-FLOOR HEATING, heat, natural gas, and water are included in the condo fees. Bonus perks inside the building: Party Room with kitchen, Games Room with pool table, Library, Courtyard, Common Area, Bike Storage, and even a Car Wash in the underground parkade. Are you ready to write your own inner city story here? Don't miss the chance to live your best life now!