



113, 60 24 Avenue SW
Calgary, Alberta

MLS # A2286039



\$438,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,030 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage		
Inclusions:	N/A		

Well-maintained 2-bedroom, 2-bath main floor property in a quiet, solid concrete building. Ideally located steps to the Elbow River pathways and minutes to Mission's shops, cafés, and restaurants. Functional open-concept layout with hardwood flooring, in-floor heating, and a gas fireplace in the living area. Kitchen features granite countertops, a large breakfast bar, ample cabinetry, and a dedicated dining space. Thoughtful separation between living and sleeping areas. Ground-level access to a private patio — ideal for outdoor seating and convenient entry. Includes one heated underground parking stall with access to a resident car wash bay and private assigned storage unit. Building amenities include a secure, landscaped courtyard with pond and fountain, shared seating and meeting areas, and a snooker/lounge room. Pet-friendly with board approval (cats and dogs under 30 lbs). Low-maintenance, lock-and-leave living in a central, walkable location.