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**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



305 60 24 Avenue SW, Calgary, Alberta, T2S 3C9, Canada

MLS®# C3528905



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Property Value	\$419,900
Type	Condo
Style	Single Level Apartment
Parking	Underground, Single Indoor, Heated, Parkade
Year Built	2000
Taxes	2014
Living Area	1,087.16 sq.ft.
Lot Size Area	41,225.80 sq.ft.
Bedrooms	2
Bathrooms	2 full

## Description

Welcome to River Grande Estates in the lovely community of Erlton. Bright and Beautifully appointed Open plan unit with east exposure and balcony facing mature trees located in this 1st class building.

This 3rd floor unit features open plan w/ 9' ceilings & crown moldings, carpet & brand new ceramic tile flooring. Infloor heating, huge 5 piece ensuite bath w/ oversize soaker tub, gas fireplace, 2 full baths, natural gas outlet for BBQ. Good sized laundry room with brand new washer dryer. Unit also comes with a vacuflow system.

Great building has video security and on-site maintenance, large entertainment room, library, computer room, pool table room, plenty of separate secure bike storage room & beautiful gated interior courtyard. Possession negotiable.

Walk to the LRT, downtown, 4th street restaurants, talisman centre recreation complex & the elbow river pathway system don't miss this wonderful inner city home!



