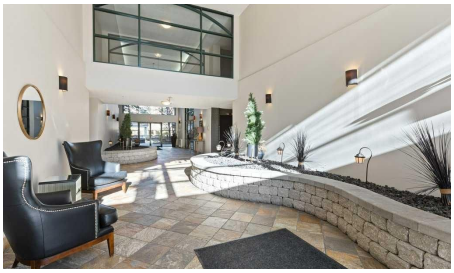
116 60 24 Avenue SW

Calgary | Active | MLS® A2356656

$431,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**1,030 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Just live! Looking for a move-in-ready home? A community with an in-house book club or snooker night? Love washing your car? Hate dust and wish cozy in-floor heat just radiated goodness into you? Would you love the quiet that only solid concrete construction provides? A climate-controlled bedroom with blackout blinds? A soaker tub to take your cares away? With fly fishing, paddleboarding and walks amongst the squirrels, have we got the home for you! Welcome to 116, 60-24 Ave SW - not just a condo, but a home. MOVE RIGHT IN - EVERYTHING IS INCLUDED! Completely furnished and outfitted, this exceptional property is truly turnkey and ready for you to enjoy! Situated in sought-after Erlton, steps from the Bow River and walking distance to Mission's vibrant shops, cafés and restaurants, the C-Train, and downtown, this spacious 1,030 sq. ft., two-bedroom condo offers location, comfort and community. Inside, you'll appreciate an updated kitchen, two large bedrooms, a beautifully updated five-piece primary ensuite and separate three-piece bathroom. Solid concrete construction provides exceptional sound separation, creating a peaceful retreat from the city, while radiant in-floor heating delivers cozy comfort throughout. With furnishings and household essentials included, simply move in! A standout feature is the south-facing, walk-up patio, allowing you to come and go directly from your outdoor space. Head out for a bike ride, return from a river stroll or simply soak up the sunshine - a rare convenience in condo living. The appeal extends well beyond your front door. A gorgeous lobby sets the tone for this thoughtfully maintained complex, while a beautifully landscaped courtyard offers a peaceful retreat. Residents enjoy inviting common spaces, including a gathering room with a pool table and a separate cozy space with books to share - amenities that encourage connection and community. Practical conveniences include titled indoor parking, separate storage and an exclusive owners-only car wash - thoughtful extras that make everyday living easier. Perhaps most importantly, this is a community of engaged, conscientious homeowners who take pride in their building. An active condo board and strong sense of ownership contribute to the care evident throughout. Walk everywhere. Bike anywhere. Bring your suitcase and you're home. This is Erlton living at its best - inner-city convenience, the comfort of a true home and a welcoming community. Completely furnished, thoughtfully outfitted and ready to enjoy from day one!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356656
Bedrooms	2
Bathrooms	2
Year Built	2000
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,030 sq. ft.
Main Level Finished Area:	1,030 sq. ft.
Condo Fee:	$706.78
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0012942

Heating:	In Floor
New Constr.:	No
Construction Material:	Brick
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air, Full
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Garage Spaces:	1
Parking:	Enclosed, Parkade, Secured, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	River Grande Estates
Community:	Erlton
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Gazebo, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer
Inclusions:	HOME IS BEING SOLD COMPLETELY FURNISHED. PLEASE SEE ATTACHED LIST OF FURNISHINGS.
Restrictions:	None Known
Pets Allowed:	Cats OK, Dogs OK

Main Floor	Living Room · 13'1" × 12'4" ·
Main Floor	Kitchen · 17'8" × 9'9" ·
Main Floor	Dining Room · 12'6" × 10'5" ·
Main Floor	Laundry · 7'5" × 5'6" ·
Main Floor	Bedroom - Primary · 20'9" × 10'3" ·
Main Floor	Bedroom · 12'11" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Gated, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Courtyard, Private Entrance, Storage
Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-60-24-avenue-sw-calgary-a2356656/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.