

# \$900,000 - 514, 60 24 Avenue Sw, Calgary

MLS® #A2209988

**\$900,000**

2 Bedroom, 2.00 Bathroom, 2,309 sqft  
Residential on 0.00 Acres

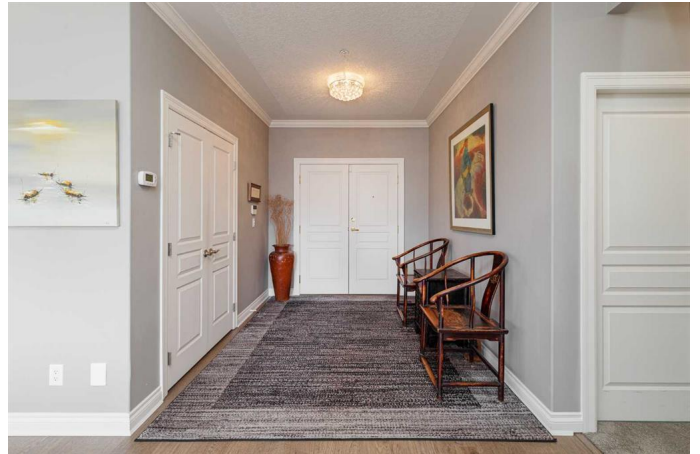
Erlton, Calgary, Alberta

Penthouse Living with Unparalleled Views  
Welcome to your dream penthouse in the heart of Calgary where luxury, comfort, and unbeatable location come together. This stunning residence offers spectacular views of the Rocky Mountains, Downtown Calgary, and southern skyline, all from your private rooftop patio.

Inside, the thoughtfully designed layout is both spacious and elegant. Your gourmet kitchen is ideal for preparing family meals or entertaining, offering ample counter space and cabinetry, a pantry, and a large island with an electric cooktop. The cozy kitchen nook, surrounded by windows with views of the rooftop patio, adds charm and natural light to enjoy your morning coffee.

Entertaining is effortless in the living room with a gas fireplace and a dining room that's perfect for hosting. A separate family room with a second gas fireplace and large windows provides additional living space, while a dedicated office comfortably fits two desks, offering the perfect work-from-home setup. The home also includes a separate laundry room for added convenience.

The primary bedroom is a luxurious retreat, featuring a large walk-in closet and an upgraded ensuite with refined finishes. A generously sized second bedroom and upgraded guest bath are perfect for guests or



family and includes direct access to a sunny, south-facing balcony. Stay comfortable year-round with three central air conditioning units for Calgary's warm summer months.

Your vehicles will be secure in the private double tandem garage located in the underground parking, which also features a car wash and abundant visitor parking. A separate storage locker provides even more space for seasonal items and personal belongings.

Step outside and embrace all that inner-city Calgary has to offer: you're just a short walk to the 4th Street Lilac Festival, Calgary Stampede grounds, hockey games at the Saddledome, and 1 block from the river, walking paths, and bike routes. This exclusive penthouse is more than a home—it's a lifestyle.

Built in 2000

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209988    |
| Price          | \$900,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,309       |
| Acres          | 0.00        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 514, 60 24 Avenue Sw |
| Subdivision | Erlton               |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2S 3C9 |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Visitor Parking                     |
| Parking Spaces | 2                                   |
| Parking        | Double Garage Attached, Underground |
| # of Garages   | 2                                   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Bookcases, Low Flow Plumbing Fixtures |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop   |
| Heating           | In Floor   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| # of Stories      | 5  |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 6               |
| Zoning         | M-C2            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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