

310, 59 22 Avenue SW
Calgary, Alberta

MLS # A2195673



\$449,900

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|------------------|---|---------------|-------------------|
| Division: | Erlton | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 1,151 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Secured, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 754 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)

Inclusions: None.

Spacious & bright 2 bedroom & 2 full bath unit with southwest views of the courtyard & over \$20K in upgrades in River Grande Estates! The open plan presents hardwood floors & stylish crown moulding, showcasing a dining area with ample space to accommodate a family gathering or elegant dinner party. The living room with cozy feature fireplace & kitchen that's tastefully finished with granite counter tops, island/eating bar & plenty of storage space (including pantry) complete the living area of this lovely condo. The primary bedroom is complemented with a walk-in closet & 5 piece ensuite with dual sinks, relaxing corner soaker tub & separate shower. The second bedroom & 3 piece bath are perfect for guests. Other notable features include new counter tops, sinks & appliances, in-suite laundry with brand new Electrolux washer & dryer, large SW facing balcony overlooking the courtyard, one titled heated underground parking stall & an assigned storage locker. Building amenities include a car wash, party room, recreation room & lush courtyard area. Conveniently located walking distance to Elbow River pathways, MNP Community & Sport Centre, Stampede Park & close to schools, shopping, public transit & just minutes to the downtown core.