

\$479,900 - 416, 59 22 Avenue Sw, Calgary

MLS® #A2092104

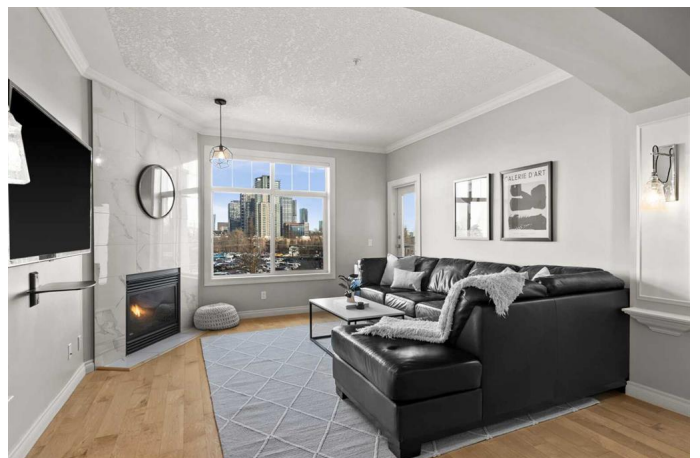
\$479,900

2 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Open house CANCELLED Sunday Welcome to the highly desirable River Grande Estates in Erlton, just steps to the Elbow River, Lindsay Park, MNP Centre (formerly Repsol), and all the amazing amenities in Mission! Featuring 2 TITLED PARKING STALLS, this spacious 2 bedroom, 2 bathroom condo draws you in with its 9 foot ceilings and amazing views of downtown and the Calgary Tower visible from every room! With over 1,000 sf, this condo offers an extremely functional layout; the flow between the living room, dining area, and kitchen makes this condo perfect for both everyday living and entertaining! This property has been thoughtfully upgraded throughout, creating a modern and elegant space, including white backsplash, light fixtures, and a the full-height white marble fireplace that creates the perfect focal point to this condo. The kitchen is well-equipped with plenty of storage and features under-cabinet lighting and additional bar-height seating. The oversized large laundry room is a huge bonus with its side-by-side washer & dryer and offers plenty of storage space for all your household items. The primary bedroom is spacious enough for a king-sized bed and has a built-in wardrobe in addition to the walk-in closet, offering plenty of storage! The 5-piece ensuite is extremely spacious with dual vanities, granite countertops, and large soaker tub. The second bedroom is great for guests, at-home office, or nursery, and comes with a cheater ensuite for added convenience. Step out onto



the balcony to take in the spectacular views of Lindsay Park and downtown Calgary! Not to forget, this condo also includes an additional underground storage locker. The River Grand Estates is a well-managed building offering a beautiful courtyard and gazebo for residents to enjoy and comes with 2 car wash bays, additional bike storage, and plenty of underground guest parking; it's no wonder why everyone wants to live here! *CHECK OUT THE 360 VIRTUAL TOUR*

Built in 2000

Essential Information

MLS® #	A2092104
Price	\$479,900
Sold Price	\$481,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	416, 59 22 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C7

Amenities

Amenities	Car Wash, Elevator(s), Gazebo, Parking, Secured Parking, Storage, Visitor Parking
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Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	November 7th, 2023
Date Sold	November 17th, 2023
Days on Market	10
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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