

\$479,900 - 404, 59 22 Avenue Sw, Calgary

MLS® #A2119419

\$479,900

2 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.00 Acres

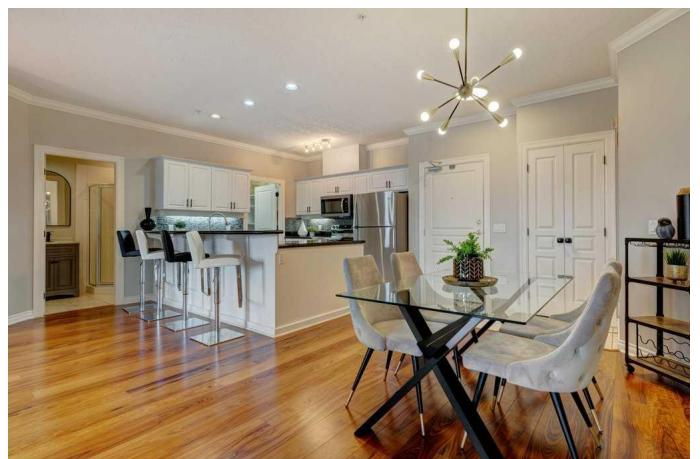
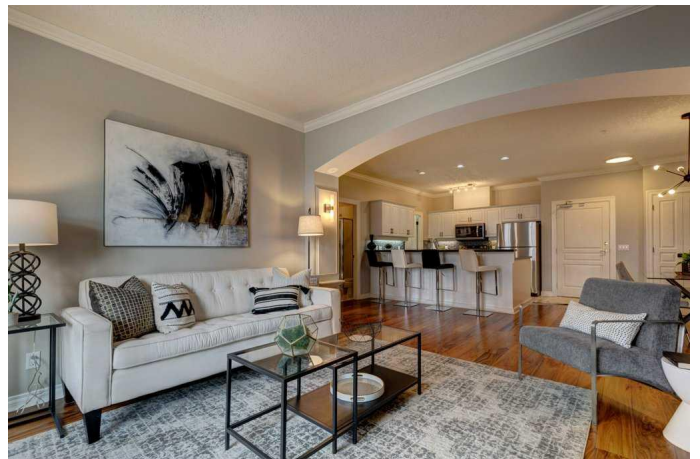
Erlton, Calgary, Alberta

Welcome to your dream home in Erlton! Nestled in a prime location, this stunning recently updated 2-bedroom, 2 bathroom condo offers the epitome of modern urban living mixed with a house-size layout! NEW appliances, freshly painted, new vanity, NEW hardware in the modern black, new light fixtures, new tile for laundry and fireplace are some of the updates you will find here. As you step inside, you'll be greeted by a chic and inviting interior, with 9ft ceilings, boasting contemporary finishes and thoughtful design throughout. The open-concept layout seamlessly integrates the living, dining, and kitchen areas, creating a space that is both functional and stylish. If you like entertaining this unit can easily fit all your favorite friend plus some others too.

The kitchen is a chefs delight, featuring white cabinetry with black hardware, NEW stainless steel hood fan, dishwasher & stove appliances, and ample counter space & storage that you can't find in most houses.

Next to the kitchen is laundry room that will make you feel happy to be there. Freshly tilted with tons of storage for pantry, home & outdoor items as well, this laundry room is huge.

The living room is the perfect place to unwind after a long day, with large windows and offers that art deco vibe with curved feature. East windows that flood the space with natural light will have you feeling happy even in winter. Relax with a good book or gather with friends



for movie night in this cozy yet spacious area and enjoy your fireplace that has also just been updated!!

The Primary bedroom is large enough for a king size bed plus sitting area or extra storage.

Boasts its own ensuite bathroom, complete with luxurious soaker tub, shower, his and hers vanity with all the storage you could want, & new modern fixtures. Plus, your own walk-in closet takes up a full side of the condo.

The second bedroom is on the options side with a pocket ensuite and room for a Murphy bed & desk depending on your working needs.

The large balcony offers a perfect view of Stampede fireworks and the city skyline! One of the highlights of this condo is its unbeatable location. Situated just steps away from the C-train station, Stampede grounds, 4th Street restaurants, and the MNP Community & Sport Centre, Lyndsey Park, has everything you need right at your doorstep. Plus, with the picturesque Elbow River just a short walk away, you'll have endless opportunities for outdoor recreation and relaxation.

This one-of-a-kind condo also comes with a titled parking spot, ensuring convenient and secure parking for you and your guests. The building features many other amenities like a party room billiard room, bike storage, storage cage, car wash, courtyard with fountain, and library too!

Don't miss your chance to own this exceptional property. With its prime location, modern amenities, and move-in ready condition, this condo won't last long on the market. Schedule your showing today and make your urban living dreams a reality!

Built in 2000

Essential Information

MLS® #	A2119419
Price	\$479,900

Sold Price	\$474,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	404, 59 22 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C7

Amenities

Amenities	Car Wash, Elevator(s), Park, Parking, Party Room, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Owned, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Tile
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 19th, 2024
Days on Market	15
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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