

\$480,000 - 116, 59 22 Avenue Sw, Calgary

MLS® #A2119583

\$480,000

2 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Properties like this seldom come to the market. IMMACULATE, ORIGINAL OWNER home, in an UNBEATABLE LOCATION with BEAUTIFUL VIEWS! Living in Erlton provides urban convenience in a serene setting. Surrounded by the MNP Sports Centre, the Elbow River, Lindsay Park, Downtown, the Stampede Corral, the LRT and trendy 4th street, you have everything you could ever want within minutes! Quick and direct access to downtown, nature, restaurants, nightlife and recreation. This stunning home is spacious and bright, boasting a large balcony with VIEWS OF THE CITY SKYLINE. The unit features a roomy kitchen with granite countertops, a gas fireplace, a 5-pc ensuite with LUXURIOUS SOAKER TUB and a gas line for your BBQ. There is titled underground parking (right beside the elevator) and an additional storage locker. Upgrades include: NEW fridge, stove, microwave hood fan, vinyl plank flooring and double phantom screen doors. River Grande Estates is a prestigious, AWARD-WINNING COMPLEX known for it's high quality construction. Residents can enjoy multiple amenities such as the impressive courtyard, library, billiards room, party room, car wash and underground visitor parking. There is a great sense of community among neighbours here, with opportunities to join different clubs, events and the Erlton Community Garden. This is a well ran, PET FRIENDLY building with LOW CONDO FEES that include heat, water and an on-site building



manger. Do not miss your opportunity to own one of the most special units in this sought-after complex. You will love living here. Book a showing before it's too late and check out the video & 3D Tour.

Built in 2000

Essential Information

MLS® #	A2119583
Price	\$480,000
Sold Price	\$490,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	116, 59 22 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C7

Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Gazebo, Park, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 7th, 2024
Days on Market	4
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.