

# \$459,900 - 406, 59 22 Avenue Sw, Calgary

MLS® #A2119988

**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Step into a world of luxurious living at River Grande Estates! This meticulously maintained and extensively renovated 2-bedroom, 2-bathroom condo presents an elegant lifestyle opportunity within the esteemed community of Erlton. As you step inside, you'll be greeted by a spacious open-concept layout that seamlessly integrates the living, dining, and kitchen areas, accentuated by 9-foot ceilings and abundant natural light. The kitchen is a chef's dream, featuring stainless steel appliances, granite countertops, a sit-up eating bar, and plenty of cabinet space. Adjacent to the kitchen is a large laundry room with a built-in vacuflow system. The living room is the heart of the home, complete with a cozy gas fireplace and patio door leading to your own private east-facing balcony. This outdoor space is perfect for enjoying morning coffee or watching the Stampede fireworks illuminate the night sky. The primary bedroom is a true retreat, offering ample space for a king-size bed and a sitting area or extra storage, including a spacious walk-in closet offering plenty of room for organizing your wardrobe and accessories. Pamper yourself in the ensuite bathroom, which boasts a luxurious soaker tub, a separate shower, his and hers vanity sinks with ample storage, and new modern fixtures and granite countertops. The second bedroom is equally impressive, featuring a built-in Murphy bed and desk, maximizing functionality without sacrificing style. A cheater pocket door leads to the



3-piece main bathroom, adding convenience for guests. Located just moments from the C-train station, Stampede grounds, 4th Street restaurants, and the MNP Community & Sport Centre and Lyndsey Park, providing unparalleled convenience. Additionally, with the picturesque Elbow River nearby, residents have endless opportunities for outdoor recreation. This unique condo includes a Titled Parking Stall and offers a variety of amenities such as a party room, billiard room, bike storage, assigned storage cage, car wash, courtyard with fountain, and library, ensuring residents have everything they need right at their fingertips. Don't miss out on the opportunity to call River Grande Estates home. Schedule a showing today and experience luxury urban living at its finest!

Built in 2000

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2119988      |
| Price          | \$459,900     |
| Sold Price     | \$450,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,083         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 406, 59 22 Avenue Sw |
| Subdivision | Erlton               |
| City        | Calgary              |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2S3C9  |

### Amenities

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Gazebo, Park, Party Room, Picnic Area, Recreation Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                            |
| Parking        | Garage Door Opener, Heated Garage, Secured, Titled, Underground                                                                                              |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings           |
| Heating           | In Floor, Natural Gas                                                                                              |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas                                                                                                                |
| # of Stories      | 5                                                                                                                  |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Garden |
| Construction      | Brick, Stucco, Wood Frame                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2024 |
| Date Sold      | May 6th, 2024   |
| Days on Market | 31              |
| Zoning         | M-C2 d219       |
| HOA Fees       | 0.00            |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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