

\$474,900 - 210, 59 22 Avenue Sw, Calgary

MLS® #A2145161

\$474,900

2 Bedroom, 2.00 Bathroom, 1,163 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Discover the perfect blend of comfort and convenience in this stunning 2-bedroom apartment, featuring a south-facing balcony that overlooks a serene courtyard. This inviting residence is designed for those who appreciate quality living in a vibrant urban setting. Upon entering, you are greeted by an open and airy living space above laminate floors, and a charming fireplace in the living room. The modern kitchen is a chef's dream, equipped with ample cabinetry, full sized pantry, Electric Downdraft Cooktop and a new convection oven. The Primary Bedroom features 2 large windows, a generous walk-in closet and a FIVE pc en-suite, complete with a corner soaker tub. Enjoy your morning coffee or unwind in the evening on the private and secluded balcony, which faces south and overlooks the gorgeously landscaped courtyard. This outdoor space is ideal for soaking up the sun, grilling with the gas line present, or creating a cozy outdoor retreat. The second bedroom (No Window) can also be used as an office if you need a place to set up and work from home. The unit is radiant and quiet thanks to the in-floor heating. This location cannot be beat, steps away from the stampede ground, LRT, Saddledome, and very close shopping and restaurants nearby the in trendy community of Mission. You can walk almost anywhere, but this unit comes with Underground Titled Parking along with a car wash. An additional storage locker can also be found on this level. This just may be the



most serene and beautiful complex you will ever see.

Built in 2000

Essential Information

MLS® #	A2145161
Price	\$474,900
Sold Price	\$452,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,163
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	210, 59 22 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C7

Amenities

Amenities	Car Wash, Elevator(s), Gazebo, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Track Lighting
Appliances	Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings

Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	5

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 19th, 2024
Days on Market	22
Zoning	M-C2 d219
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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