

\$599,900 - 203, 59 22 Avenue Sw, Calgary

MLS® #A2165093

\$599,900

2 Bedroom, 2.00 Bathroom, 1,225 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Don't miss this opportunity to own one of the nicest apartments in the building—a luxurious corner unit with stunning downtown views and an exceptional location. In 2022, this home underwent a \$100,000 professional renovation, featuring only the highest quality materials and craftsmanship. The comprehensive updates include a beautiful new kitchen, a premium built-in laundry room and storage area, top-of-the-line vinyl plank flooring, new cabinetry, dazzling quartz countertops, elegant bathrooms, high-end lighting, and brand-new appliances. Additional upgrades include new (2024) Miele washer and dryer (\$7,000 value) and motorized remote-controlled blinds throughout (\$16,000 value). The building itself has recently seen significant improvements, including a new roof, updated common area carpeting, and a refreshed inner courtyard. This unit also comes with 2 titled parking stalls, with the additional stall adding approximately \$20,000 in value. Meeting rooms are available for booking within the complex, and secure bike storage can be rented for just \$10 annually. Meticulously maintained and newly rebuilt, this home is essentially brand new. Come see it for yourself—you're sure to fall in love. Contact your Realtor today! Check out the Video & U-Tour

Built in 2000

Essential Information



MLS® #	A2165093
Price	\$599,900
Sold Price	\$590,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,225
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	203, 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, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Crown Molding, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

of Stories 5

Exterior

Exterior Features Balcony, Courtyard, Lighting
Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 13th, 2024
Date Sold September 26th, 2024
Days on Market 13
Zoning M-C2 d219
HOA Fees 0.00

Listing Details

Listing Office Greater Property Group

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