

310, 59 22 Avenue SW
Calgary, Alberta

MLS # A2195673



\$449,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,151 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 754
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)		
Inclusions:	None.		

Spacious & bright 2 bedroom & 2 full bath unit with southwest views of the courtyard & over \$20K in upgrades in River Grande Estates! The open plan presents hardwood floors & stylish crown moulding, showcasing a dining area with ample space to accommodate a family gathering or elegant dinner party. The living room with cozy feature fireplace & kitchen that's tastefully finished with granite counter tops, island/eating bar & plenty of storage space (including pantry) complete the living area of this lovely condo. The primary bedroom is complemented with a walk-in closet & 5 piece ensuite with dual sinks, relaxing corner soaker tub & separate shower. The second bedroom & 3 piece bath are perfect for guests. Other notable features include new counter tops, sinks & appliances, in-suite laundry with brand new Electrolux washer & dryer, large SW facing balcony overlooking the courtyard, one titled heated underground parking stall & an assigned storage locker. Building amenities include a car wash, party room, recreation room & lush courtyard area. Conveniently located walking distance to Elbow River pathways, MNP Community & Sport Centre, Stampede Park & close to schools, shopping, public transit & just minutes to the downtown core.