



**302, 59 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299747**



**\$438,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 740
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 D219
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Quartz Counters, Wired for Sound		

**Inclusions:** Speakers(8), Alarm System

Welcome Home! Enjoy exceptional panoramic views of downtown Calgary from this stunning and stately third-floor condo, offering over 1,000 square feet of thoughtfully designed living space. Relax and unwind in the bright, open-concept living area featuring a cozy natural gas fireplace. Step outside to your private deck, which has a natural gas hookup perfect for year-round BBQing and entertaining. The well-appointed laundry room is conveniently located within the unit and includes a full-size washer, dryer and additional storage. The gourmet kitchen is designed for both function and style, showcasing stainless steel appliances, quartz countertops, and a two-tier breakfast bar. This home features two spacious bedrooms and two full bathrooms. The primary bedroom offers a private retreat with a walk-in closet and a luxurious ensuite complete with dual sinks, a separate shower and a full-size soaker Jacuzzi tub. The second bedroom includes a custom-built Murphy bed with an integrated desk which is ideal for guests, a home office or flexible living space. Additional upgrades include a built-in alarm and speaker system (8 speakers with dual volume controls), fresh paint in the bedrooms and living area (2026), a new washer (2025) and a new microwave (2026). The River Grande Estates complex is designed for comfortable living and is a community featuring a beautiful, peaceful courtyard, library, games and recreation room with a pool table, two underground car wash bays and indoor visitor parking. Parking is simple and secure with your titled, heated underground parking stall. This home also includes an assigned storage locker and bicycle storage is available for a small fee. Located in the highly desirable Erlton community, this amazing inner-city location offers parks, pathways and convenient access to downtown Calgary. You are within walking distance of the

MNP Community & Sport Centre, featuring a pool, gym, and indoor track, as well as downtown, the Saddledome, Stampede Grounds, Calgary Tower and LRT access. Move-in ready. Call today to view your next home.