



**GRASSROOTS**  
REALTY GROUP

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108, 59 22 Avenue SW  
Calgary, Alberta

MLS # A2126375



**\$569,900**

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,374 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 871
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub		

**Inclusions:** Hood Fan

Introducing the illustrious Famous River Grande Estates! Rarely does an opportunity arise to claim residence in this coveted building. Boasting 2 expansive bedrooms, 2 full baths, in-suite laundry, impressive sized den and an open kitchen adorned with an oversized island and pantry, this residence embodies luxury living. French doors beckon from the dining area to a private west facing patio, while a separate den/flex space adds versatility. The grand living room, complete with a gas fireplace, invites relaxation. Additional amenities include underground heated parking, visitor parking, and separate storage. This unit has undergone a complete transformation, exuding opulence with high-end designer finishes. Revel in the allure of a new kitchen featuring stainless steel appliances and quartz countertops, complemented by new luxury vinyl plank floors and baseboards throughout. With over 1,350 ft<sup>2</sup> of refined living space, this residence surpasses the standard, offering a lifestyle of unparalleled elegance. Ideally situated just moments from the Repsol Center, Stampede Park, and the vibrant 4th Street district, as well as Elbow River pathways, schools, shopping centers, and public transit, this locale epitomizes convenience. Embrace urban living at its pinnacle, with the downtown core merely a leisurely stroll away. Don't miss your chance to indulge in the epitome of sophistication and convenience!