



**502, 59 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2163852**



**\$519,999**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 706
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d219
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Stone Counters		

**Inclusions:** n/a

THE VIEW! Discover the River Grande Estates with stunning views creating an ideal urban lifestyle. Fabulous location situated steps from MNP Centre(big plans coming for MNP)pathways, trendy coffee shops and restaurants, shopping, Stampede PARK, the LRT and the Elbow River. The open floor plan offers a spacious kitchen with breakfast eating bar, lots of cabinet space, quartz counters and stainless steel appliances. A fabulously tiled fireplace adds a touch of elegance to the living space in the cozy living area. This unit has 2 good sized bedrooms and 2 baths. The primary with a 5 piece ensuite. Easy to add your own touch to this home. Comfortable large living. The building is amenity rich with billiard room, library, and entertainment rooms, as well as two car washes in the heated underground parkade. Tons of visitor parking. Well managed building equipped with it's own maintenance manager and security. Surrounded by beautiful grounds including a courtyard with waterfalls an abundance of trees and shrubs, and a gazebo. Don't miss your chance to experience upscale living in this superior building.