



106, 59 22 Avenue SW
Calgary, Alberta

MLS # A2180801



\$489,900

Division:	Erlton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,322 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 895
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d219
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

OPEN HOUSE Sat Nov 30, 2:00-4:00. This exceptional main-floor unit, elevated approximately 6ft from street level for added privacy, offers a unique blend of LUXURY and CONVENIENCE. Featuring 2 bedrooms separated by a spacious living room, a large dining/flex room, and a RARE TITLED UNDERGROUND PRIVATE HEATED DOUBLE GARAGE. This AIR-CONDITIONED condo is a true gem. As you enter, you'll be greeted by a large foyer with RICH HARDWOOD floors and elegant architectural details. The expansive living room boasts a cozy GAS FIREPLACE and opens onto a PRIVATE DECK equipped with a gas line for a BBQ. The MODERN KITCHEN includes a breakfast bar with seating for four and sleek STAINLESS-STEEL appliances, with a separate laundry room located conveniently nearby. The dining room doubles as a versatile flex space or office, depending on your needs. The master suite comfortably accommodates a king-size bed and features a WALK-THROUGH CLOSET leading to a luxurious 5pc ensuite, complete with a SOAKER TUB, separate shower, DOUBLE VANITY, and an additional storage room. The second spacious bedroom includes a CHEATER ENSUITE to the 2nd bathroom for added convenience. Abundant natural light pours in through the LARGE WINDOWS. One of the largest units available, this condo is ideal for those looking to downsize without sacrificing space. An extremely unique feature is the OVERSIZED UNDERGROUND PRIVATE GARAGE, measuring 34'2" x 11'11" which offers ample room for two vehicles, additional storage, or even a workshop. The building also includes a car wash for residents and a separate underground parking lot for guests! The River Grande Estates has recently undergone major upgrades, including a NEW ROOF, UPDATED COURTYARD, and refreshed carpets

in common areas. This unit's proximity to the NE entrance, elevator, and garage makes it especially convenient for those with mobility concerns. Additional storage is provided with a separate locker on the garage level. The complex's stunning courtyard, complete with ponds, fountains, a gazebo, and seating areas, leads to multiple amenities, such as a kitchen/entertainment room, pool table room, and library. Situated by the Elbow River with access to scenic walking paths, this PRIME LOCATION offers easy access to the LRT, Stampede Grounds, and a short commute to downtown.