



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 22 Avenue #108, Calgary T2S 3C7**

MLS® #: **A2126375**

Area: **Erlton**

Listing Date: **04/26/24**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2000**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,373**  
Low Sqft:  
Ttl Sqft: **1,373**

DOM

**23**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

Roof:  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick, Stucco, Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**  
Int Feat: **Ceiling Fan(s), Double Vanity, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Den</b>	<b>Main</b>	<b>11`8" x 10`5"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`9" x 6`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 11`3"</b>	<b>Balcony</b>	<b>Main</b>	<b>8`8" x 5`9"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>10`6" x 8`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`0" x 10`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 11`7"</b>	<b>Entrance</b>	<b>Main</b>	<b>5`0" x 9`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 11`2"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`3" x 3`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`1" x 13`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`5" x 5`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$871**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2 d219**

Legal Desc: **0010532**

Remarks

Pub Rmks: **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!**

Inclusions: **Hood Fan**  
Property Listed By: **RE/MAX Realty Professionals**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











