



THE
A-TEAM

**RE/MAX
FIRST**

59 22 Avenue #214, Calgary T2S 3C7

MLS® #: **A2153077** Area: **Erlton** Listing **07/26/24** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 15-Aug** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,200**
 Low Sqft:
 Ttl Sqft: **1,200**

Parkade, Underground

DOM

52
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Garden**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`5" x 7`11"	3pc Bathroom	Main	5`11" x 6`3"
Bedroom	Main	11`0" x 12`0"	Laundry	Main	5`10" x 6`10"
Kitchen With Eating Area	Main	13`1" x 10`0"	Pantry	Main	3`3" x 5`11"
Living Room	Main	13`10" x 14`4"	Dining Room	Main	10`0" x 9`5"
Bedroom - Primary	Main	11`0" x 12`10"	Walk-In Closet	Main	4`11" x 8`0"
5pc Ensuite bath	Main	10`8" x 8`0"			

Legal/Tax/Financial

Condo Fee:
\$816

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2 d219

Legal Desc: **0010532**

Remarks

Pub Rmks: **PRIVATE TANDEM GARAGE! This beautiful suite appeals to professionals and folks who are tired of suburban life and want a quiet, but more central setting in Calgary. This prime location is very close the Elbow River pathway system, is a short walking distance to both downtown and the shopping and restaurant havens of 4th Street and 17th Avenue. There is very handy LRT access too! The suite features in-floor heating, high ceiling, a gas fireplace and plenty of daylight from large windows. The kitchen comes with full appliances, gas range, built-in oven, a pantry and abundant of countertops and cabinet space. There is a dedicated laundry room with shelf and extra insuite storage. The master bedroom is spacious with a 5-piece ensuite featuring a soaking tub and separate shower. The building lobbies are secured and have walkways through to the central courtyard garden, while the building exteriors have brick cladding and decorative dormers and gables with over-sized balconies. This unit comes with a PRIVATE TITLED double tandem garage with its own door, a storage locker within the secured, heated and well lit underground parking. There is a section for short-term guest parking as well. The amenities include a library/board room, a large social space and an onsite management office. The well maintained buildings have attractive lobbies and corridors and a European feel both from the street and from within the courtyard.**

Inclusions: **All existing furniture**
Property Listed By: **Century 21 Argos Realty**

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