



THE
A-TEAM

**RE/MAX
FIRST**

59 22 Avenue #502, Calgary T2S 3C7

MLS® #: **A2163852**

Area: **Erlton**

Listing Date: **09/10/24**

List Price: **\$519,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,109**
Low Sqft:
Ttl Sqft: **1,109**

Underground

DOM

73

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan,Stone Counters**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`9" x 11`3"	Dining Room	Main	10`9" x 11`0"
Living Room	Main	13`1" x 15`11"	Bedroom - Primary	Main	11`0" x 14`11"
Bedroom	Main	8`5" x 9`2"	3pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$706

Title:
Fee Simple

Zoning:
M-C2 d219

Legal Desc: 0010532

Fee Freq:
Monthly

Remarks

Pub Rmks: **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.**

Inclusions: n/a
Property Listed By: Real Estate Professionals Inc.

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









