



THE
A-TEAM

**RE/MAX
FIRST**

59 22 Avenue #106, Calgary T2S 3C7

MLS® #: **A2166130**

Area: **Erlton**

Listing Date: **09/21/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 18-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,322**

Low Sqft:

Ttl Sqft: **1,322**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

60

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Double Garage Attached,Heated Garage,Parkade,Underground

Utilities and Features

Roof:
Heating: **In Floor,Fireplace(s)**
Sewer:
Ext Feat: **BBQ gas line,Courtyard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Induction Cooktop,Microwave,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 13`2"
Kitchen	Main	12`4" x 9`10"
Laundry	Main	8`9" x 5`3"
Bedroom	Main	11`9" x 10`11"
3pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	12`10" x 10`2"
Flex Space	Main	13`11" x 11`8"
Bedroom - Primary	Main	13`1" x 11`11"
5pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$895

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2 d219

Legal Desc: **0010532**

Remarks

Pub Rmks: **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. 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.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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











