

59 22 Avenue #310, Calgary T2S 3C7

MLS® #: **A2195673** Area: **Erlton** Listing Date: **02/19/25** List Price: **\$465,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **1,151**
 Low Sqft:
 Ttl Sqft: **1,151**

Heated Garage, Parkade, Secured, Stall, Titled, Underground

DOM

3
Layout
 Beds: **1 (1)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`0" x 9`0"	Dining Room	Main	15`8" x 8`1"
Living Room	Main	20`6" x 13`2"	Foyer	Main	7`11" x 7`7"
Laundry	Main	6`5" x 3`0"	Office	Main	10`6" x 9`0"
Bedroom - Primary	Main	14`4" x 10`6"	5pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$754

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0010532**

Remarks

Pub Rmks: **Spacious & bright 1 bedroom plus den & 2 full bath unit with southwest views of the courtyard in River Grande Estates! The open plan presents hardwood floors & stylish crown moulding, showcasing a dining area with ample space to accommodate a family gathering or elegant dinner party. The living room with cozy feature fireplace & kitchen that's tastefully finished with granite counter tops, island/eating bar & plenty of storage space (including pantry) complete the living area of this lovely condo. A private den/office is tucked away behind French doors just off the living room - perfect for a home office set-up. The primary bedroom is complemented with a walk-in closet & 5 piece ensuite with dual sinks, relaxing corner soaker tub & separate shower. Other notable features include a 3 piece bath, in-suite laundry, large SW facing balcony overlooking the courtyard, one titled heated underground parking stall & an assigned storage locker. Building amenities include a car wash, party room, recreation room & lush courtyard area. Conveniently located walking distance to Elbow River pathways, Repsol Centre, Stampede Park & close to schools, shopping, public transit & just minutes to the downtown core.**

Inclusions: **None.**
Property Listed By: **RE/MAX First**

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











