



THE
A-TEAM

**RE/MAX
FIRST**

59 22 Avenue #403, Calgary T2S 3C2

MLS® #: **A2197087**

Area: **Erlton**

Listing Date: **02/26/25**

List Price: **\$540,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,226**
Low Sqft:
Ttl Sqft: **1,226**

DOM

0

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Heated Garage, Parkade, Secured, Titled, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`9" x 11`6"	Kitchen	Main	12`2" x 9`7"
Dining Room	Main	13`2" x 13`2"	Bedroom - Primary	Main	12`2" x 11`2"
Bedroom	Main	11`1" x 11`0"	Laundry	Main	9`1" x 5`5"
3pc Bathroom	Main		5pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$800

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0010532**

Remarks

Pub Rmks: **Experience luxury with no sacrifices in the sought after River Grande Estates! Meticulously maintained and beautifully renovated, this 2-bedroom, 2-bathroom condo offers 1,226 SF of living space featuring 9' ceilings throughout and wall to wall windows allowing in an abundance of natural light, also allowing you to take in the unobstructed city views. Step inside and be amazed with the spacious, open-concept layout that seamlessly integrates the living, dining, and kitchen areas. The kitchen is a chef's dream, with sleek stainless steel appliances, quartz countertops, large breakfast bar, and under cabinet lighting. The dining area enjoys a cozy gas fireplace and the living room gives access to the private balcony, the perfect outdoor space for morning coffee or watching the Stampede fireworks illuminate the night sky. The over-sized primary bedroom is a true retreat and includes a spacious walk-thru closet leading to the 5 piece ensuite bathroom with corner soaker tub, separate shower and dual sink vanity. A second bedroom, 3-piece bathroom and laundry/storage room complete this unit. Located just moments from the C-train station, Stampede grounds, 4th Street restaurants, MNP Community & Sport Centre and Lyndsey Park, providing unparalleled convenience. Additionally, with the picturesque Elbow River nearby, nature is at your doorstep. Don't overlook the titled parking stall, storage locker and building amenities such as a party room, billiard room, bike storage, car wash, courtyard with fountain, and library, ensuring residents have everything they need right at their fingertips. Don't miss out on the opportunity to call River Grande Estates home.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









