

# \$469,900 - 117, 59 22 Avenue Sw, Calgary

MLS® #A2215252

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

\*\*\* OPEN HOUSE - SUNDAY, JUNE 8th, 2025

- 1 PM UNTIL 3 PM. \*\*\* COME VIEW THE 3D

TOUR & MORE - Click on the Virtual

Tour/Multimedia Button! Welcome to River

Grande Estates, a superb development of quality apartments close to Downtown. This

home is fabulously located, walkable to the

LRT (9 minutes), the Repsol Centre (just moments away) and beautiful Lindsay Park

that surrounds it, the shops and restaurants of Mission and 17th Ave (15 to 20 minutes walk)

and Calgary Tower (25 minutes walk). Indeed, in Stampede season, there's no need for a

designated driver as you can walk home from there too! You will be immediately impressed

as you pass through the secured exterior doors into the grand foyer. Your new home is

just around the corner to your right! Inside, you will find upgrades galore. The kitchen has tiled

flooring, stainless steel appliances and a generous supply of upper cabinets with under

cabinet lighting and lower cabinets and drawers. There's no shortage of food

preparation space with the masses of quartz countertops. You'll love the breakfast bar that

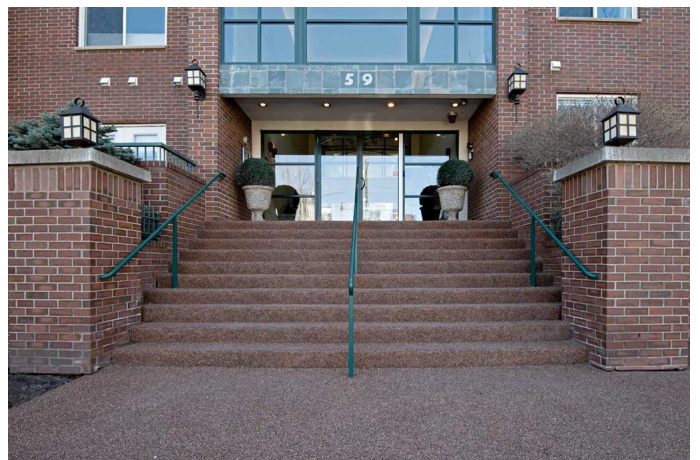
can easily accommodate 4 people! The laundry/storage room is just off the kitchen and

also hosts the canister for the central vacuum system. The kitchen is open plan with the

spacious dining area, where you will appreciate the updated laminated flooring that

runs through the rest of the main living areas. The living room is a great size, has a gas

fireplace and a door that leads out to your



large patio that offers splendid views of Downtown Calgary! The primary bedroom is a great size and has carpeted flooring, a walk-in closet, an extra free-standing closet and the most sumptuous of en-suite bathrooms, 5 pc, with double vanities, quartz countertops, cabinetry above, with both under and over cabinet lighting, a bathtub and a huge glass door walk-in shower! Bedroom 2 is also well proportioned, is carpeted, has a closet and offers access to the adjacent 3 pc, "cheater en-suite" second bathroom, which has also been updated. The unit comes with a titled parking stall in the secured underground parkade and an assigned storage unit. You will absolutely adore this attractive complex. The central courtyard between the 3 buildings is a serene and tranquil space to relax and each of the buildings offers a specific amenity for all to enjoy, a meeting room/library, a billiards room and a social room. The parkade also features car wash facilities and (for a small additional fee) bicycle storage. There's excellent parking for your guests too in the visitor parking area. All in all, a terrific living solution that is close to all that Calgary has to offer. Contact your favourite Realtor, book a showing and make it yours!

Built in 2000

### **Essential Information**

MLS® #	A2215252
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	2000
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	117, 59 22 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Recreation Facilities, Secured Parking, Visitor Parking, Car Wash, Gazebo
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Blower Fan
# of Stories	5

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
Days on Market	40
Zoning	M-C2

**Listing Details**

Listing Office                      Greater Calgary Real Estate

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