

412, 59 22 Avenue SW  
Calgary, Alberta

MLS # A2246274

\$464,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Erlton                             |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,103 sq.ft.                       | Age:   | 2000 (25 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Titled                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                                               |            |           |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| Heating:    | In Floor                                                                                                                                      | Water:     | -         |
| Floors:     | Carpet, Ceramic Tile                                                                                                                          | Sewer:     | -         |
| Roof:       | -                                                                                                                                             | Condo Fee: | \$ 740    |
| Basement:   | -                                                                                                                                             | LLD:       | -         |
| Exterior:   | Brick, Stone, Wood Frame                                                                                                                      | Zoning:    | M-C2 d219 |
| Foundation: | Poured Concrete                                                                                                                               | Utilities: | -         |
| Features:   | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Elevator, High Ceilings, Soaking Tub, Storage, Walk-In Closet(s) |            |           |
| Inclusions: | n/a                                                                                                                                           |            |           |

Welcome to Inner city Living at its Finest! This 2 bedroom, 2 bathroom condo located in the prestigious River Grande Estates of Earlton. You'll love the open concept and natural lighting of this spacious unit. The kitchen is very functional and open to the dining area with stone countertops and breakfast bar. The High ceilings and archway give the space a very grand feel, while the living room with fireplace is the perfect cozy hang out. The Primary is large with a walk through closet and spa like ensuite. The second bedroom is also very light and spacious and makes a delightful home office as well. Laundry and 3 pc bath complete the unit. The Balcony has gas hookup and overlooks the gorgeous south courtyard! There is a titled parking spot in the underground parkade, as well as visitor parking and storage units. All just Steps to downtown, MNP Sports center, Stampede Park and the C-train! Book a personal Tour today!