



59 22 Avenue Calgary Alberta

\$599,900

Don't miss this opportunity to own one of the nicest apartments in the building—a luxurious corner unit with stunning downtown views and an exceptional location. In 2022, this home underwent a \$100,000 professional renovation, featuring only the highest quality materials and craftsmanship. The comprehensive updates include a beautiful new kitchen, a premium built-in laundry room and storage area, top-of-the-line vinyl plank flooring, new cabinetry, dazzling quartz countertops, elegant bathrooms, high-end lighting, and brand-new appliances. Additional upgrades include new (2024) Miele washer and dryer (\$7,000 value) and motorized remote-controlled blinds throughout (\$16,000 value). The building itself has recently seen significant improvements, including a new roof, updated common area carpeting, and a refreshed inner courtyard. This unit also comes with 2 titled parking stalls, with the additional stall adding approximately \$20,000 in value. Meeting rooms are available for booking within the complex, and secure bike storage can be rented for just \$10 annually. Meticulously maintained and newly rebuilt, this home is essentially brand new. Come see it for yourself—you're sure to fall in love. Contact your Realtor today! Check out the Video & U-Tour (id:6769)

Primary Bedroom 12.00 Ft x 11.33 Ft

Bedroom 11.00 Ft x 10.92 Ft

5pc Bathroom 9.00 Ft x 8.50 Ft

3pc Bathroom 5.92 Ft x 5.33 Ft

Listing Presented By:



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