



59 22 Avenue Calgary Alberta

\$479,900

Open house Sunday, 1-4pm! Welcome to the highly desirable River Grande Estates in Erlton, just steps to the Elbow River, Lindsay Park, MNP Centre (formerly Repsol), and all the amazing amenities in Mission! Featuring 2 TITLED PARKING STALLS, this spacious 2 bedroom, 2 bathroom condo draws you in with its 9 foot ceilings and amazing views of downtown and the Calgary Tower visible from every room! With over 1,000 sf, this condo offers an extremely functional layout; the flow between the living room, dining area, and kitchen makes this condo perfect for both everyday living and entertaining! This property has been thoughtfully upgraded throughout, creating a modern and elegant space, including white backsplash, light fixtures, and a the full-height white marble fireplace that creates the perfect focal point to this condo. The kitchen is well-equipped with plenty of storage and features under-cabinet lighting and additional bar-height seating. The oversized large laundry room is a huge bonus with its side-by-side washer & dryer and offers plenty of storage space for all your household items. The primary bedroom is spacious enough for a king-sized bed and has a built-in wardrobe in addition to the walk-in closet, offering plenty of storage! The 5-piece ensuite is extremely spacious with dual vanities, granite countertops, and large soaker tub. The second bedroom is great for guests, at-home office, or nursery, and comes with a cheater ensuite for added convenience. Step out onto the balcony to take in the spectacular views of Lindsay Park and downtown Calgary! Not to forget, this condo also includes an additional underground storage locker. The River Grand Estates is a well-managed building offering a beautiful courtyard and gazebo for residents to enjoy and comes with 2 car wash bays, additional bike storage, and plenty of underground guest parking; it's no wonder ...

Dining room 11.33 Ft x 13.33 Ft
 Kitchen 9.50 Ft x 18.58 Ft
 Living room 13.17 Ft x 12.67 Ft
 Laundry room 5.67 Ft x 8.25 Ft

Primary Bedroom 11.08 Ft x 14.67 Ft
 Bedroom 9.25 Ft x 13.33 Ft
 3pc Bathroom Measurements not available
 5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
REAL BROKER

<http://CarolineBereznicki.com>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca