



## 59 22 Avenue Calgary Alberta

\$495,000

Discover the perfect blend of comfort, style, and location in this beautifully maintained 2-bedroom, 2-bathroom condo in the prestigious River Grande Estates. Nestled in the heart of desirable Erlton, this move-in ready unit offers refined living in a private and quiet setting—just steps from some of Calgary's best amenities. Step inside to an open-concept layout enhanced by 9-foot ceilings, and an abundance of natural light. The modern kitchen is a chef's dream with upgraded quartz countertops, and all new kitchen 2024 appliances, a generous 2-tier breakfast bar, and a walk-in pantry/laundry room with space for a freezer and central vacuum system. The spacious dining area is ideal for entertaining, while the spacious living room—featuring a gas fireplace—opens onto your own private patio that connects to the beautifully landscaped courtyard. This tranquil outdoor space is perfect for relaxing, BBQs, and walking distance from the stampede grounds. The expansive primary bedroom easily accommodates a king-sized bed and includes a large walk-in closet and a luxurious 5-piece ensuite with double vanity, deep soaker tub, and separate shower. The second bedroom, ideal as a guest room or home office, offers access to a 3-piece cheater ensuite with steam mirror -- perfect for visitors. Large enough to comfortably fit a queen size bed and 2 bed side tables. Additional features include a heated, titled underground parking stall, with underground car wash stations, a separate assigned storage unit, and ample visitor parking underground. The building also provides fantastic amenities such as a car wash bay, bike storage, recreation room, billiards room, library, and a peaceful central courtyard connecting the complex. River Grande Estates is pet-friendly (with board approval—one cat or small dog up to 30 lbs). The location is unbeatable for outdoor enthusiasts and urban d...

Living room 14.17 Ft x 14.00 Ft

Kitchen 11.17 Ft x 10.00 Ft

Dining room 12.50 Ft x 8.00 Ft

Primary Bedroom 13.25 Ft x 10.42 Ft

Other 7.50 Ft x 5.75 Ft

5pc Bathroom 12.42 Ft x 8.83 Ft

Bedroom 13.17 Ft x 9.17 Ft

Foyer 5.67 Ft x 4.17 Ft

Laundry room 7.42 Ft x 5.50 Ft

3pc Bathroom 6.17 Ft x 5.42 Ft

Other 12.00 Ft x 8.33 Ft

Listing Presented By:



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eXp Realty



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