



59 22 Avenue Calgary Alberta

\$544,900

Welcome to River Grande Estates, a highly sought-after condominium community located in the heart of Erilton just steps from the Elbow River pathway system and minutes to downtown. This spacious third-floor unit offers 1,467 sq ft of comfortable living space with a well-designed layout featuring 2 bedrooms, a den, and 2 full bathrooms. The bright and open floor plan includes a generous living and dining area anchored by a cozy gas fireplace and large windows that bring in plenty of natural light. The kitchen offers ample cabinetry, extensive counter space, and a functional layout that flows seamlessly into the main living area—perfect for both everyday living and entertaining. The primary bedroom is generously sized and features a walk-through closet and a private 5-piece ensuite. The second bedroom and additional full bathroom provide excellent flexibility for guests or family, while the den offers a great option for a home office or reading space. Additional highlights include in-suite laundry, a private balcony, titled underground parking, and separate storage. River Grande Estates is known for its exceptional amenities including a large central courtyard, fitness centre, party room, library, billiards area, and secure underground visitor parking. The location is unbeatable—just steps to the Elbow River pathways, LRT station, Stampede Park, MNP Community & Sport Centre, and the shops and restaurants of Mission and 4th Street. An excellent opportunity to own a spacious condo in one of Calgary's most desirable inner-city communities. (id:6769)

Living room 18.25 Ft x 13.25 Ft

Kitchen 11.83 Ft x 9.33 Ft

Dining room 13.42 Ft x 13.42 Ft

Primary Bedroom 16.75 Ft x 11.00 Ft

5pc Bathroom 10.42 Ft x 9.33 Ft

Bedroom 11.33 Ft x 11.00 Ft

Other 7.17 Ft x 3.92 Ft

Foyer 5.42 Ft x 5.25 Ft

Storage 7.42 Ft x 6.67 Ft

Den 10.42 Ft x 9.33 Ft

Laundry room 6.42 Ft x 6.33 Ft

3pc Bathroom 7.17 Ft x 6.42 Ft

Other 10.75 Ft x 4.75 Ft

Other 9.25 Ft x 7.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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