

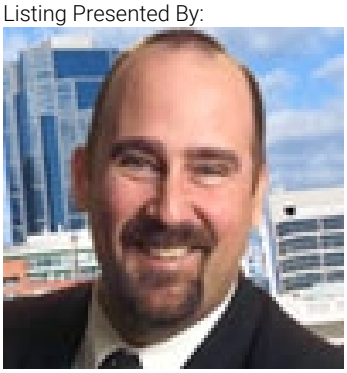
59 22 Avenue Calgary Alberta

$549,000

Welcome to River Grande Estates, where sophisticated inner-city living meets exceptional comfort and convenience in the heart of Erlton. This beautifully renovated first-floor condo offers 1,313.91 sq. ft. of thoughtfully designed living space, with 2 bedrooms, 2 full bathrooms, and an impressive level of finish throughout. From the moment you enter, you'll appreciate the breathtaking lighting, luxury vinyl plank flooring, fresh paint, textured ceilings, and elegant crown moulding that create a polished yet welcoming atmosphere. The open-concept living area is anchored by a cozy natural gas fireplace, while the private east-facing patio provides a wonderful outdoor retreat and is equipped with A/C for added comfort. The completely renovated kitchen is both beautiful and highly functional, featuring all-new stainless steel appliances, including a refrigerator with a separate beverage compartment, an impressive waterfall island and classy millwork built-ins offering an abundance of storage and generous prep space. The separate formal dining area off of the front presents the perfect opportunity for hosting large gatherings. A dedicated bar or coffee area with bar fridge is another touch that makes the space fit for entertaining. The primary bedroom is a true retreat, offering spacious his-and-hers walk-in closet areas with a stylish barn door and a luxurious ensuite that feels straight out of a boutique hotel. Enjoy a standalone tub elevated on a raised platform, immaculate wall tile, a floating dual-sink vanity, smart toilet, and a rain shower with a convenient product niche. The generous second bedroom also features a huge walk-through closet with direct access to the beautifully finished second full bathroom, complete with a rain shower, floating vanity, and stunning tilework. A large in-suite storage room provides excellent functionality with dedicated laundry an...

3pc Bathroom 6.17 Ft x 7.42 Ft
5pc Bathroom 9.08 Ft x 8.83 Ft
Bedroom 16.08 Ft x 11.00 Ft
Dining room 10.17 Ft x 12.83 Ft
Kitchen 13.92 Ft x 13.67 Ft
Laundry room 5.33 Ft x 8.75 Ft
Living room 12.08 Ft x 18.58 Ft
Primary Bedroom 11.83 Ft x 13.08 Ft

Listing Presented By:



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