



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

310, 59 22 Avenue SW  
 Calgary, Alberta

MLS # A2195673



**\$449,900**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 754
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)

**Inclusions:** None.

Spacious & bright 2 bedroom & 2 full bath unit with southwest views of the courtyard & over \$20K in upgrades in River Grande Estates! The open plan presents hardwood floors & stylish crown moulding, showcasing a dining area with ample space to accommodate a family gathering or elegant dinner party. The living room with cozy feature fireplace & kitchen that's tastefully finished with granite counter tops, island/eating bar & plenty of storage space (including pantry) complete the living area of this lovely condo. The primary bedroom is complemented with a walk-in closet & 5 piece ensuite with dual sinks, relaxing corner soaker tub & separate shower. The second bedroom & 3 piece bath are perfect for guests. Other notable features include new counter tops, sinks & appliances, in-suite laundry with brand new Electrolux washer & dryer, large SW facing balcony overlooking the courtyard, one titled heated underground parking stall & an assigned storage locker. Building amenities include a car wash, party room, recreation room & lush courtyard area. Conveniently located walking distance to Elbow River pathways, MNP Community & Sport Centre, Stampede Park & close to schools, shopping, public transit & just minutes to the downtown core.