

**214, 59 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2221443**



**\$549,900**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, 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>	\$ 855
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub		

**Inclusions:** N/A

**PRIVATE DOUBLE TANDEM GARAGE!** This beautiful suite appeals to professionals and folks who want a quiet, but more central setting in Calgary. This **PRIME LOCATION** is very close the Elbow River pathway system, is a short walking distance to both downtown and the shopping and restaurant havens of 4th Street and 17th Avenue. There is very handy LRT access too! The suite features in-floor heating, high ceiling, a gas fireplace and plenty of daylight from large windows. The kitchen comes with full appliances, **BRAND NEW** range, built-in oven, a pantry and abundant of countertops and cabinet space. There is a dedicated laundry room with shelf and extra in-suite storage. The master bedroom is spacious with a 5-piece ensuite featuring a soaking tub and separate shower. Second bedroom and bathroom are thoughtfully placed on the other side of the unit for added privacy. This unit comes with a **PRIVATE TITLED** double tandem garage with its own door, a storage locker within the secured, heated and well lit underground parking. There is a section for short-term guest parking as well. The amenities include a library/board room, beautiful landscaped courtyard, a large social space and an onsite management office. Come and admire this beautiful inner-city gem for yourself.