

**306, 59 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2323203**



**\$385,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Erlton                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,084 sq.ft.                       | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                  |                   |           |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | In Floor, Radiant                                                                                | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                                                                                                | <b>Condo Fee:</b> | \$ 740    |
| <b>Basement:</b>   | -                                                                                                | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Stucco                                                                                    | <b>Zoning:</b>    | M-C2 d219 |
| <b>Foundation:</b> | -                                                                                                | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, High Ceilings, Walk-In Closet(s) |                   |           |

**Inclusions:** None

Welcome to an exceptional suite in the sought-after and prestigious River Grande Estates. Ideally positioned on the 3rd floor with convenient access to the east elevator, this bright and beautifully maintained home combines elegant architectural details with a comfortable and highly-functional layout. Nearly 9-foot ceilings, cornice mouldings, large windows and a leafy east exposure create a wonderful sense of space and light. In-floor heating runs throughout the suite and hard-surface wood-look flooring extends through the principal rooms. The entire home has just been professionally repainted in a bright, neutral palette. The thoughtfully designed floor plan places the main living spaces at the centre, with the bedrooms positioned at opposite ends of the suite to enhance privacy. The spacious living room features a cozy gas fireplace with accent lighting, elegant sconces, a Hunter Douglas "silhouette" blind and direct access to a generous balcony with privacy wall. The adjoining dining area easily accommodates a substantial dining table, making it ideal for both everyday living and entertaining. The well-appointed kitchen offers abundant solid-wood cabinetry, granite countertops, a breakfast bar, stainless stove and dishwasher, plus a convenient laundry/pantry room with excellent additional storage. The generous primary suite includes a spacious bedroom that easily holds a king bed, a walk-in closet and a refreshed five-piece ensuite featuring a granite-topped double vanity. The second bedroom could also function as an office with the addition of a Murphy bed. The adjacent 3-piece bath can ensuite or offer access off the hall for guests. A well-located and titled parking stall in the heated parkade and an assigned storage locker complete the suite property. The building amenities include a social room, billiard room, courtyard garden, car

wash and visitor parking. River Grande Estates offers a brilliant location within the inner-city, with the Elbow River pathway system at your doorstep and an easy walk to the vibrant 4th Street Village, MNP fitness centre and the downtown core. A wonderful opportunity to enjoy refined condominium living in one of the very best locations!