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410, 59 22 Avenue SW
Calgary, Alberta

MLS # A2352540

$426,000

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,152 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s)	**Water:**	-
Floors:	Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 789
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	French Door, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Experience the best of inner city living without compromise at River Grande Estates! An elegant and established condominium complex where opportunities like this rarely come to market. This desirable top floor, 2 bedroom unit overlooks the beautifully landscaped interior courtyard, combining privacy, comfort and an exceptional location. Step inside this spacious 1,150+ sq. ft., 2 bedroom, 2 bath condo and discover a thoughtfully designed, unique floor plan that offers an ideal combination of space, comfort and functionality. The bright and expansive living space features a generously sized kitchen that truly stands out, offering an abundance of cabinetry, extensive counter space and a seamless flow into the dining and living areas. Double patio doors open onto your oversized, private balcony overlooking the beautifully landscaped courtyard, the perfect place to enjoy your morning coffee or unwind at the end of the day. The generous primary bedroom features an impressive walk through closet leading to a five piece ensuite, complete with a relaxing soaker tub. The second bedroom, framed by French doors, offers versatility as a guest room, home office or personal retreat. Additional conveniences include in suite laundry and titled underground parking. Residents also enjoy an impressive selection of amenities, including a car wash, billiards room and additional facilities, adding even more comfort and convenience to everyday living. The location is truly exceptional! Just steps from the scenic Elbow River pathways, the MNP Community & Sport Centre, with the Erlton LRT station, Stampede Grounds, BMO Centre and Scotiabank Saddledome all within walking distance. As well as the vibrant Mission District, offering an incredible selection of restaurants, cafés, patios and boutique shops along 4th Street. With its generous living space, desirable top floor location,

peaceful courtyard views and unbeatable walkability, this is a wonderful opportunity to own in one of Calgary's most desirable inner-city communities. Urban living at its finest!

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