

**108, 59 22 Avenue SW**  
**Calgary, Alberta**

**MLS # A2208986**



**\$585,000**

<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Landscaped, Street Lighting, Treed		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 871
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Crown Molding, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting		

**Inclusions:** N/A

Welcome to Grand River Estates, a sought after condo complex in Calgary's inner city—especially for those seeking to downsize without compromise. Ideally located just steps from the picturesque Elbow River pathways and within minutes of the vibrant city core, this ground-level unit offers the perfect blend of tranquility and urban convenience. Recently renovated throughout, this nearly 1,400 sq/ft home has been thoughtfully updated with new flooring, designer lighting, fresh paint, and a HIGH END KITCHEN RENOVATION that's as functional as it is beautiful. QUARTZ countertops, stainless steel appliances, and eye-catching tiled columns elevate the space, while the open-concept layout seamlessly connects the kitchen, dining, and living areas—ideal for hosting or relaxing in style. Enjoy direct access to the beautifully LANDSCAPED COURTYARD —an inviting outdoor sanctuary just steps from your living room. This thoughtfully designed space features meandering brick pathways that weave through lush greenery, manicured flower beds, and towering mature trees that provide shade and serenity in equal measure. In the warmer months, the courtyard transforms into a vibrant oasis, with blooming perennials, carefully tended gardens, and cozy sitting areas where you can unwind with a book or connect with neighbors. Whether you're sipping your morning coffee surrounded by birdsong, hosting friends for wine in the evening glow, or simply enjoying the peace and privacy of nature, this courtyard is more than just a view—it's an extension of your home and lifestyle. The spacious primary suite is a true retreat, featuring a walk-through closet and a beautifully appointed ensuite bathroom with a SOAKER TUB and DOUBLE VANITY. What truly sets this space apart is the private, bedroom-EXCLUSIVE PATIO—a rare

and intimate outdoor escape that feels like your own personal garden nook. Whether it's a peaceful spot for your morning coffee or a quiet evening wind-down, this secluded patio adds an extra layer of luxury and tranquility to your daily routine. With 2 bedrooms, 2 full bathrooms, secure UNDERGROUND parking, and extra storage, this unit combines low-maintenance living with upscale comfort—all in a highly sought-after location rich in amenities and natural beauty. Don't miss this rare opportunity to own in Grand River Estates—where lifestyle and location meet.