

# \$464,900 - 412, 59 22 Avenue Sw, Calgary

MLS® #A2246274

**\$464,900**

2 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

Welcome to Inner city Living at its Finest! This 2 bedroom, 2 bathroom condo located in the prestigious River Grande Estates of Earltan. You'll love the open concept and natural lighting of this spacious unit. The kitchen is very functional and open to the dining area with stone countertops and breakfast bar. The High ceilings and archway give the space a very grand feel, while the living room with fireplace is the perfect cozy hang out. The Primary is large with a walk through closet and spa like ensuite. The second bedroom is also very light and spacious and makes a delightful home office as well. Laundry and 3 pc bath complete the unit. The Balcony has gas hookup and overlooks the gorgeous south courtyard! There is a titled parking spot in the underground parkade, as well as visitor parking and storage units. All just Steps to downtown, MNP Sports center, Stampede Park and the C-train! Book a personal Tour today!

Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246274  |
| Price          | \$464,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,103     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2000              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 412, 59 22 Avenue Sw |
| Subdivision | Erlton               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 3C7              |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Car Wash, Storage |
| Parking Spaces | 1                                               |
| Parking        | Parkade, Titled                                 |

### **Interior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Elevator, High Ceilings, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                                   |
| Heating           | In Floor                                                                                                                                      |
| Cooling           | None                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                           |
| # of Stories      | 4                                                                                                                                             |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Brick, Stone, Wood Frame         |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 14th, 2025 |
|-------------|-------------------|

|                |           |
|----------------|-----------|
| Days on Market | 4         |
| Zoning         | M-C2 d219 |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.