

\$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	8
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.