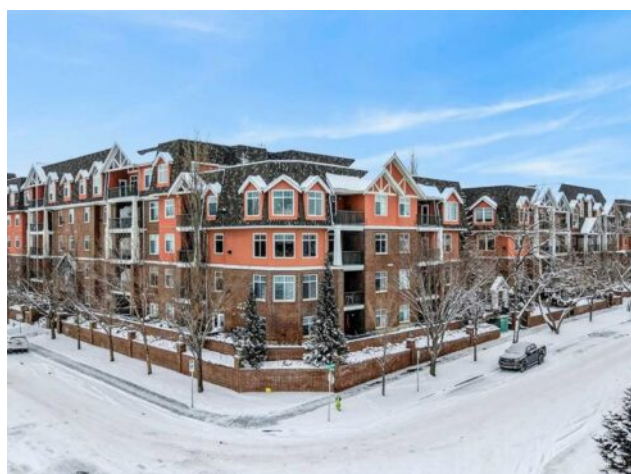


308, 59 22 Avenue SW
Calgary, Alberta

MLS # A2293470



\$534,900

Division:	Erlton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,468 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,003
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2 d219
Foundation:	-	Utilities:	-
Features:	Double Vanity, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry		

Inclusions: Storage room shelving, freezer

Welcome to River Grande Estates, a highly sought-after condominium community located in the heart of Erlton just steps from the Elbow River pathway system and minutes to downtown. This spacious third-floor unit offers 1,467 sq ft of comfortable living space with a well-designed layout featuring 2 bedrooms, a den, and 2 full bathrooms. The bright and open floor plan includes a generous living and dining area anchored by a cozy gas fireplace and large windows that bring in plenty of natural light. The kitchen offers ample cabinetry, extensive counter space, and a functional layout that flows seamlessly into the main living area—perfect for both everyday living and entertaining. The primary bedroom is generously sized and features a walk-through closet and a private 5-piece ensuite. The second bedroom and additional full bathroom provide excellent flexibility for guests or family, while the den offers a great option for a home office or reading space. Additional highlights include in-suite laundry, a private balcony, titled underground parking, and separate storage. River Grande Estates is known for its exceptional amenities including a large central courtyard, fitness centre, party room, library, billiards area, and secure underground visitor parking. The location is unbeatable—just steps to the Elbow River pathways, LRT station, Stampede Park, MNP Community & Sport Centre, and the shops and restaurants of Mission and 4th Street. An excellent opportunity to own a spacious condo in one of Calgary’s most desirable inner-city communities.