

# \$549,900 - 214, 59 22 Avenue Sw, Calgary

MLS® #A2221443

**\$549,900**

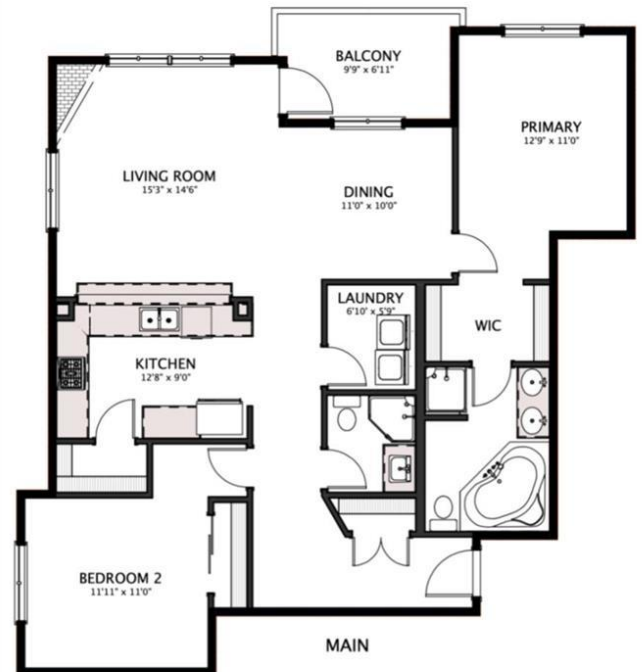
2 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0.00 Acres

Erlton, Calgary, Alberta

**PRIVATE DOUBLE TANDEM GARAGE!** This beautiful suite appeals to professionals and folks who want a quiet, but more central setting in Calgary. This **PRIME LOCATION** is very close the Elbow River pathway system, is a short walking distance to both downtown and the shopping and restaurant havens of 4th Street and 17th Avenue. There is very handy LRT access too! The suite features in-floor heating, high ceiling, a gas fireplace and plenty of daylight from large windows. The kitchen comes with full appliances, **BRAND NEW** range, built-in oven, a pantry and abundant of countertops and cabinet space. There is a dedicated laundry room with shelf and extra in-suite storage. The master bedroom is spacious with a 5-piece ensuite featuring a soaking tub and separate shower. Second bedroom and bathroom are thoughtfully placed on the other side of the unit for added privacy. This unit comes with a **PRIVATE TITLED** double tandem garage with its own door, a storage locker within the secured, heated and well lit underground parking. There is a section for short-term guest parking as well. The amenities include a library/board room, beautiful landscaped courtyard, a large social space and an onsite management office. Come and admire this beautiful inner-city gem for yourself.

Built in 2000

## Essential Information



MLS® #	A2221443
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	214, 59 22 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C7

### Amenities

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking, Community Gardens, Car Wash, Gazebo, Party Room, Service Elevator(s)
Parking Spaces	2
Parking	Parkade, Underground
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

**Exterior**

Exterior Features	Balcony, Courtyard, Garden
Construction	Brick, Stucco, Wood Frame

**Additional Information**

Date Listed	May 19th, 2025
Days on Market	1
Zoning	M-C2

**Listing Details**

Listing Office	Century 21 Argos Realty
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