

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

MLS® #A2221443

**\$549,900**

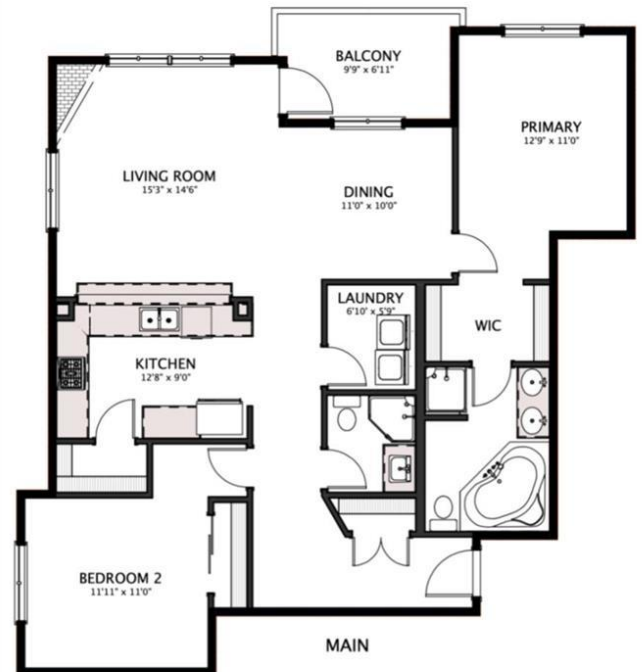
2 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0.00 Acres

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	Car Wash, Community Gardens, Elevator(s), Gazebo, Parking, Party Room, Storage, Trash, Visitor Parking, 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	10
Zoning	M-C2

**Listing Details**

Listing Office	Century 21 Argos Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.