410 59 22 Avenue SW

Calgary | Active | MLS® A2352540

$426,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2000**	**1,151.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Experience the best of inner city living without compromise at River Grande Estates! An elegant and established condominium complex where opportunities like this rarely come to market. This desirable top floor, 2 bedroom unit overlooks the beautifully landscaped interior courtyard, combining privacy, comfort and an exceptional location.
Step inside this spacious 1,150+ sq. ft., 2 bedroom, 2 bath condo and discover a thoughtfully designed, unique floor plan that offers an ideal combination of space, comfort and functionality. The bright and expansive living space features a generously sized kitchen that truly stands out, offering an abundance of cabinetry, extensive counter space and a seamless flow into the dining and living areas. Double patio doors open onto your oversized, private balcony overlooking the beautifully landscaped courtyard, the perfect place to enjoy your morning coffee or unwind at the end of the day.
The generous primary bedroom features an impressive walk through closet leading to a five piece ensuite, complete with a relaxing soaker tub. The second bedroom, framed by French doors, offers versatility as a guest room, home office or personal retreat. Additional conveniences include in suite laundry and titled underground parking. Residents also enjoy an impressive selection of amenities, including a car wash, billiards room and additional facilities, adding even more comfort and convenience to everyday living.
The location is truly exceptional! Just steps from the scenic Elbow River pathways, the MNP Community & Sport Centre, with the Erlton LRT station, Stampede Grounds, BMO Centre and Scotiabank Saddledome all within walking distance. As well as the vibrant Mission District, offering an incredible selection of restaurants, cafés, patios and boutique shops along 4th Street.
With its generous living space, desirable top floor location, peaceful courtyard views and unbeatable walkability, this is a wonderful opportunity to own in one of Calgary's most desirable inner-city communities. Urban living at its finest!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352540
Bedrooms	2
Bathrooms	2
Year Built	2000
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,151.85 sq. ft.
Main Level Finished Area:	1,151.85 sq. ft.
Condo Fee:	$788.96
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	4
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2000 (Age: 26)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0010532
Heating:	Fireplace(s)
New Constr.:	No

Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Heated Garage, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	River Grande Estates
Community:	Erlton
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Party Room, Recreation Facilities, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 16'8" × 13'3" ·
Main Floor	Kitchen · 14'10" × 13'8" ·
Main Floor	Entrance · 8'1" × 7'7" ·
Main Floor	Dining Room · 12'1" × 11'9" ·

Main Floor	Bedroom · 15'8" × 8'4" ·
Main Floor	Bedroom - Primary · 14'1" × 10'5" ·
Main Floor	Office · 12'10" × 9' ·
Main Floor	Walk-In Closet · 8'5" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	French Door, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Exterior Features:	Courtyard, Garden
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/410-59-22-avenue-sw-calgary-a2352540/

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