

401, 922 19 Avenue SW
Calgary, Alberta

MLS # A2217586



\$275,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 331
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters		

Inclusions: WASHER/DRYER COMBO UNIT, WALL SHELVES, BEDROOM STORAGE CLOSETS, TV MOUNT, 2 WALL LIGHTS IN LIVING ROOM

Fantastic location in the heart of Lower Mount Royal, just steps from the vibrant shops, restaurants, and amenities of 17th Avenue. This beautifully renovated top-floor condo, set in a solid concrete building, features an open-concept layout with a bright south-facing balcony. The interior boasts neutral tones, stylish laminate flooring throughout, and a stunning kitchen complete with a breakfast bar, stainless steel appliances, tile backsplash, and extended cabinetry and countertop.. Additional highlights include insuite laundry, an assigned parking stall, and low condo fees. All of this in one of Calgary's most sought-after inner-city neighbourhoods—just a short walk to all of the great restaurants, amenities and shops of 17th Ave.