

**101, 922 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2277454**



**\$175,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 524 sq.ft.                         | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                 |                   |        |
|--------------------|-------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                      | <b>Condo Fee:</b> | \$ 302 |
| <b>Basement:</b>   | -                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                         | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** Furniture is negotiable (staging items not included) a list can be provided.

Discover an exceptional opportunity to own in the heart of Calgary's vibrant inner city. This well-laid-out, below-grade unit offers over 500 sq. ft. of comfortable living space, proving that thoughtful design makes all the difference. The home has been tastefully refreshed with brand-new flooring, fresh paint throughout, a updated bathroom, and a new dishwasher, creating a clean, modern, and move-in-ready feel. The functional layout maximizes every square foot, making it ideal for first-time buyers seeking an affordable entry into inner-city living just steps from the energy of 17th Avenue SW. For investors, this property checks all the boxes &mdash; a prime location, recent upgrades, and strong rental appeal. As an added bonus, the unit can be sold fully furnished, offering a truly turnkey opportunity.