

104, 505 19 Avenue SW  
Calgary, Alberta

MLS # A2166476



**\$239,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	621 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Low Maintenance Landscape, Level, Street Lighting, V		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 616
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR1 f3.0h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Open Floorplan		

**Inclusions:** N/A

Welcome to Urban Street: Modern Elegance in Calgary's Vibrant Neighbourhood of Mission Discover the epitome of urban living in this stylish 1-bedroom condo, offering a unique blend of comfort, sophistication, and investment potential. Boasting the largest one-bedroom floor plan in this concrete building, this residence is designed to impress with its spacious living areas that are perfect for both relaxation and entertaining. Step inside to find a beautifully designed fluid living space, defined by clean lines and a contemporary colour palette. This home features rich, warm materials and a modern aesthetic, highlighted by hardwood flooring and tasteful lighting choices. The kitchen is a standout with its ebony-stained flat panel cabinetry, stainless steel appliances, partially tiled backsplash, and a convenient eating bar. Located on the second level, the suite benefits from oversized windows and a south-facing balcony that floods the interior with natural light with room for Living room and Dining area. Additional features include titled underground parking, in-suite laundry connections with a \$1500 credit towards a washer/dryer, bike storage and laundry facilities for added convenience. The primary bedroom is a true sanctuary, impressively spacious and can comfortably accommodate a king-sized bed and additional furniture. This serene retreat is complemented by ample closet space and abundant natural light, making it a perfect haven for rest and relaxation. Freshly painted and new cream-coloured carpet. Located just steps from the serene Elbow River Pathway and surrounded by an energetic atmosphere, this residence offers walkable access to boutique shops, cafes, diverse dining options, trendy lounges, and vibrant Beltline amenities. Whether you're a first-time buyer, a young professional, or an investor looking for a valuable property in Calgary's

bustling urban landscape. Book your viewing appointment today! \*\*Owner occupied throughout the years, they are open to renting back from an investor while they seek a new home\*\*