

107, 117 19 Avenue NE
Calgary, Alberta

MLS # A2176732



\$309,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,010 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 722
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Welcome to Your Urban Oasis in Tuxedo Park. Discover the perfect blend of style and convenience in this stunning 2bed + den condo. Located in the heart of Tuxedo Park, you'll enjoy the luxury of urban living with easy access to all that Calgary has to offer. Key Features: Open-Concept Living: Spacious and inviting open-concept living area, perfect for entertaining. Primary Bedroom Retreat: Large primary bedroom with a walk-in closet and a luxurious ensuite bathroom. Functional Layout: Second bedroom, a dedicated den for a home office, and two well-appointed bathrooms. Modern Kitchen: Stylish kitchen with dark oak cabinets, granite countertops, stainless steel appliances, and a breakfast bar. Abundant Natural Light: Large windows and sliding patio doors flood the space with natural light and the option for direct access to your condo. Convenience: Amenity rich location, close proximity to 16th Avenue, SAIT, Confederation Park, Chinatown, and downtown Calgary. Underground Parking: Secure your vehicle in the heated, titled underground parking space. Don't miss this opportunity to own a versatile and stylish condo in one of Calgary's most desirable neighborhoods.