

**402, 303 19 Avenue SW
Calgary, Alberta**

MLS # A2180332



\$395,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	831 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: None

Enjoy stunning unobstructed CITY VIEWS and URBAN LIVING at its finest from this TOP FLOOR, CORNER UNIT, 2 BEDROOM, 2 BATHROOM CONDO in MISSION's sought after Maison Neuve building. Featuring many recent UPDATES including, paint throughout, new flooring, updated cabinetry, and all new light fixtures, this top floor unit boasts 9 ft ceilings and loads of natural light. This unit has in suite laundry as well as a large in suite storage room/pantry. The open concept kitchen features granite countertops, an eat up breakfast bar and lots of storage. The kitchen flows seamlessly into the dining space and living room which features a cozy gas fireplace and access to the balcony complete with a BBQ gas line for outdoor entertaining, beautiful views to the East and North - perfect for front row seats to city fireworks! The primary bedroom includes a 4 piece ensuite and organized walk in closet. The second bedroom is on the other side of the unit, allowing for privacy and separation of living spaces. A 3 piece main bathroom offers convenience for the 2nd bedroom and guests. This complex is pet-friendly (with board approval). The unit comes with one titled underground parking stall. This building is ideally located within walking distance of the river, downtown, vibrant restaurants of 17th Ave & 4th St. not to mention the many fitness options, groceries and boutique shopping all within a 5 short walk. Condo fees cover professional management, heat, gas, water/sewer, insurance, common area maintenance, and reserve fund contributions. This is your opportunity to live in the heart of Calgary's vibrant Mission district! Welcome to your new home!