

504, 505 19 Avenue SW
Calgary, Alberta

MLS # A2171742



\$229,900

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	619 sq.ft.	Age:	1968 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
Inclusions:	N/A		

Welcome to this modernized 1-bedroom, 1-bathroom condo with secure underground parking, perfectly situated in the heart of Mission. This AirBnB-friendly, well-maintained building presents a fantastic investment opportunity or the perfect place to make your home. Freshly painted and move-in ready, this stylish unit boasts over 600 square feet of open-concept living space, filled with modern upgrades. The sleek hardwood floors add warmth to the bright and inviting layout. The contemporary kitchen is featuring espresso cabinets, a spacious breakfast bar, ample counter and cabinet space, and a pantry cabinetry for extra storage. A brand-new stainless steel dishwasher and stylish light fixtures elevate the experience. The dining area comfortably accommodates a large table and flows effortlessly into the sunlit living room, where large balcony windows flood the space with natural light. Step out onto your private balcony and enjoy downtown views—perfect for morning coffee or an evening glass of wine. The spacious bedroom offers plenty of closet space and room for additional furniture, while the adjacent 4-piece bathroom features a relaxing soaker tub. An in-suite washer/dryer combo adds convenience. Additional perks include secure underground parking, bike storage and access to additional common laundry facilities. Enjoy all that this property has to offer, from scenic river pathways and top-notch dining to cozy cafés and boutique shopping along 4th Street. You’re just steps from the vibrant 17th Avenue Shopping District, Lindsay Park, and the Bow River Pathway. Don’t miss this exceptional opportunity—contact your realtor today to schedule a viewing!