

302, 835 19 Avenue SW  
Calgary, Alberta

MLS # A2171974



**\$245,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	600 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Covered, Secured, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water

**Water:** -

**Floors:** Laminate, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 508

**Basement:** -

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Ceiling Fan(s), No Smoking Home, Storage

**Inclusions:** NA

Beautiful top floor street facing unit located on quiet tree lined street in heart of Lower Mount Royal. Spacious bright one bedroom unit with covered deck featuring downtown views, secure covered parking and dedicated storage locker. Steps away from vibrant 17Ave, yet located on a quiet street with gorgeous brick architecture, upscale infills and century homes. The condo is filled with light - featuring off white paint, neutral laminate flooring, new lighting fixtures, updated white kitchen. The spacious living room leads out to a covered balcony with downtown views, aluminum rails and duradek flooring! The contemporary kitchen looks on trend with white cabinetry, updated counters & newer appliances including the ceramic top convection oven. A dedicated dining space which could accommodate friends and family, as well as a buffet hutch for further storage. Generous primary suite with wallpaper backdrop on one wall - lots of room for a king bed or larger furniture pieces. Four piece bathroom and dedicated laundry/storage room featuring full sized front load washer/dryer. This unit also comes with covered secured parking spot plus storage locker on main level. Well managed building with updated lobby and elevator. A short stroll to coffee shops, restaurants, shopping, parks and the river pathways. Smaller pets accepted. From nightlife to shopping to cafes to parks, this area checks all of the boxes and the unit is impeccable and move-in-ready!