

102, 903 19 Avenue SW  
Calgary, Alberta

MLS # A2192308



**\$194,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	614 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 459

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home

**Inclusions:** NA

Great location in the heart of Lower Mount Royal. This well-maintained Corner Unit features 1 bedroom, 1 bathroom. Bright kitchen with lots of cabinets, white appliances. Adjacent eating area opening to a spacious living room leading to a covered balcony. Bright and spacious bedroom fits a King size bed and has a large closet with built-in organizers. 4-piece bathroom and additional in-suite storage. The Wellington is a concrete building with an inviting lobby, elevator, sauna, laundry facilities, assigned parking and lots of street parking for guests. Condo fees include everything except electricity. Steps away from 17th Avenue and all amenities, including grocery, shopping, restaurants and fitness. Easy access to Crowchild trail, Glenmore trail and Stoney trail south. Perfect opportunity for a first time buyer or Investor. This unit is a must see!