

**410, 317 19 Avenue SW  
Calgary, Alberta**

**MLS # A2223176**



**\$439,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Enclosed, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 869
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Furniture can be included. It has been rented furnished.

Introducing a stunning lofted condo with an amazing walk score in the highly desirable community of Mission. This trendy home places you just around the corner from local restaurants, cafes, and shops, while the new convention centre, Saddledome, and Stampede grounds are just a short walk away. It's an ideal location for those who love urban living and convenience. Step inside to an open main floor featuring soaring 18-foot ceilings, creating a bright and welcoming atmosphere. The abundant natural light floods the space, making it perfect for entertaining or unwinding after a long day. The fantastic kitchen boasts a huge island with a raised eating bar and limestone counters, flowing seamlessly into the dining room and a spacious living room. A three-sided gas fireplace adds warmth and charm, and there's even a home office area for your convenience. Moving up to the lofted area, you'll find a spacious primary bedroom complete with in-suite laundry and a great four-piece ensuite bathroom. Step out onto your private patio to soak up the southern sun and enjoy urban views—a perfect spot for morning coffee or evening relaxation. There's also a half bath on the main floor and full central air conditioning to keep you comfortable year-round. This home comes complete with an underground parking stall and a storage locker right at your parking spot. Plus, the condo fee is all-inclusive, covering heat, water, sewer, and even electricity—making living here hassle-free. Don't miss out on this must-see condo that perfectly blends style, convenience, and location. Book your viewing today and experience urban living at its finest!