

**306, 303 19 Avenue SW  
Calgary, Alberta****MLS # A2234357****\$400,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	791 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 704
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Storage		

**Inclusions:** N/A

Bright, Spacious & Perfectly Located &ndash; 2 Bedroom Condo in the Heart of Mission! Welcome to your stylish inner-city retreat in one of Calgary's most sought-after neighbourhoods&mdash;Mission. Nestled on the third floor of the charming brick-accented Maison Neuve building, this large 2 bedroom, 2 bathroom condo offers the perfect blend of functionality, warmth, and urban lifestyle. Whether you're a savvy investor, a first-time buyer, or someone looking for a low-maintenance downtown lifestyle, this unit is packed with value and versatility. As soon as you step inside, you'll be struck by the abundance of natural light streaming in through the east-facing windows, creating a cheerful and uplifting atmosphere. The open-concept layout maximizes space, separating the two generously sized bedrooms for added privacy&mdash;ideal for roommates, guests, or a home office setup. The primary suite features a walk-in closet and a beautiful 4-piece ensuite with upgraded porcelain tile, while the second bedroom is equally spacious and filled with sunshine, currently serving as a bright home office. The kitchen is both stylish and functional, equipped with granite countertops, an upgraded stainless steel appliance package, and a convenient breakfast bar. You'll love cooking while enjoying the view of the heritage church grounds and downtown skyline just outside your window. The gas fireplace and in-floor heating keep things cozy in the winter months, while 9'squo; ceilings and 8'squo; doors add an extra sense of elegance and space. Other highlights include wide-plank hickory flooring, newer carpet in the bedrooms, in-suite laundry, and a walk-in storage room&mdash;a rare and highly functional bonus. Step outside onto your private balcony complete with BBQ gas line, perfect for evening meals or morning coffee in the sunshine. This is a secured,

well-managed, pet-friendly building with no size restrictions, and it comes with a titled underground parking stall. The location truly cannot be beat: just steps to the river pathways, Saddledome, BMO Centre, and all the restaurants, boutiques, and nightlife of 17th Ave and 4th Street. Whether you're walking to the gym, heading to a Flames game, or grabbing coffee with friends, everything you need is just around the corner.