

**26, 330 19 Avenue SW  
Calgary, Alberta****MLS # A2249047****\$239,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, None, Off Street, On Street, See Remarks, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Brick/Mortar, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Vinyl Windows, Wood Counters		

**Inclusions:** TV and TV mount

Live in and own a rarely available, unique piece of Calgary HISTORY, in this URBAN, 1940's ART DECO apartment building, located on over a half acre lot in the heart of the MISSION district! Built in 1940, The Athlone was built as luxury apartments and hailed as the "brightest, most modern in the City" with such features as polished oak and electric appliances! The Athlone is a Municipal and Community Heritage Resource, housing many prominent Calgarians over its 80 year history. When you walk into this SECOND FLOOR, WEST facing apartment, with west and south views of the west garden and large mature trees, you can't help but to be brought back into a time when solid craftsmanship was the norm! Features in this very cool NYC style one bedroom include, ESPRESSO stained ORIGINAL HARDWOOD floors, beautiful original nickel radiators, butcher block countertops, classic subway tile and one of only a handful of units with EXPOSED BRICK WALLS! The IN SUITE storage provides hook ups for a FULL SIZE stacked washer and dryer or use the space for all of your storage needs and go one floor down to the coin laundry room that offers secured bike storage as well. The \$422/mo condominium fee, includes electricity, gas, water, sewer, landscaping, snow removal, reserve fund contributions! All you pay is internet/cable! The Athlone is so pet friendly, even a 100+lb FIDO IS WELCOME! Concerned about parking for the Athlone?? Don't worry! Athlone residents can enter into a yearly draw for one of the 20 assigned parking stalls off the back alley for \$65/mo (\$780/yr) OR Residents in this building qualify for a "Select Permit" a very special Residential Parking permit provided to only a very few buildings built before 1945. This pass allows you to park in Mission's J zone, right in front of the building, only steps to the front door, for only \$45 a

YEAR!! And it can be used for your own car OR a guests!! You will love the community and so will all of your friends and family ;) Call your favourite Realtor for a private showing or come by our ONE HOUR ONLY Open House on SUNDAY, AUGUST 31st between 1pm and 2pm!!