

**46, 330 19 Avenue SW
Calgary, Alberta**

MLS # A2271321

\$279,000



Heating:	Hot Water
Floors:	Ceramic Tile, Hardwood
Roof:	-
Basement:	-
Exterior:	Brick, Wood Frame
Foundation:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home

Inclusions:

TOP FLOOR UNIT • 2 BEDROOM/DEN • CONDO FEES INCLUDE ALL UTILITIES, INCLUDING ELECTRICITY! • This charming top-floor, front-facing unit is located in the iconic Athlone, Mission's first luxury apartment complex built in 1940. It beautifully blends vintage character with modern updates. Featured in the Calgary Historical Walking Tour guidebook, the building showcases preserved Art Modern details, such as blonde wood handrails, classic glass globe lighting, nickel radiators, and stunning archways. Inside, the functional layout features oak hardwood flooring throughout, a spacious, modern kitchen with ample cabinetry, laminate countertops, a center island with a large sink, and stainless steel appliances. The kitchen opens into a bright living room that overlooks the grand courtyard. The large bedroom is filled with natural light, while the updated four-piece bathroom boasts clean, classic subway tile and period charm. Additionally, there is a second bedroom or den with convenient barn door access. A dedicated storage room includes hook-ups for in-suite laundry, and the unit comes with assigned parking and bike storage. Located in the heart of vibrant Mission, you are just steps away from the Elbow River pathways, 4th Street shopping and restaurants, Repsol Centre, festivals, nightlife, and only minutes from downtown. The building is pet-friendly (with board approval) and well-managed, offering exceptional value in one of Calgary's most walkable and desirable communities. Don't miss this rare chance to own a piece of history—book your showing today and be sure to check out the 3D virtual tour.