

**101, 922 19 Avenue SW
Calgary, Alberta**

MLS # A2277454



\$175,000

Division: Lower Mount Royal

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 524 sq.ft. **Age:** 1965 (61 yrs old)

Beds: 1 **Baths:** 1

Garage: Assigned, Stall

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 302

Basement: -

LLD: -

Exterior: Brick, Concrete, Stucco

Zoning: M-C2

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan

Inclusions: Furniture is negotiable (staging items not included) a list can be provided.

Discover an exceptional opportunity to own in the heart of Calgary's vibrant inner city. This well-laid-out, below-grade unit offers over 500 sq. ft. of comfortable living space, proving that thoughtful design makes all the difference. The home has been tastefully refreshed with brand-new flooring, fresh paint throughout, a updated bathroom, and a new dishwasher, creating a clean, modern, and move-in-ready feel. The functional layout maximizes every square foot, making it ideal for first-time buyers seeking an affordable entry into inner-city living just steps from the energy of 17th Avenue SW. For investors, this property checks all the boxes — a prime location, recent upgrades, and strong rental appeal. As an added bonus, the unit can be sold fully furnished, offering a truly turnkey opportunity.