

**103, 317 19 Avenue SW
Calgary, Alberta**

MLS # A2206081



\$275,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Mission | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 614 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 534 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to Mission! One of Calgary's most walkable and vibrant Inner-City communities. Just steps from the Elbow River, 4th Street and parks & paths, this updated Main Floor Unit offers the perfect blend of lifestyle and location. Inside, you'll find an Open Floor Plan featuring hard floors throughout. The Living Room offers a corner Gas Fireplace, room for a sectional couch & space for a Dining Table. The Kitchen boasts updated Quartz Countertops, undermount SILGRANIT sink with newer faucet, a Pantry, Stainless Steel Appliances, and Centre Island with plenty of meal prep space, open shelving for additional storage & seating for 4. The Primary Bedroom has a generous Walk-In Closet. Take advantage of an Office/Den space located just off the Front Entry, perfect for remote work, a hobby/creative space or bonus storage if needed. Additional highlights include: Private Balcony with Gas BBQ Hook-up, In-Suite Laundry & Titled Underground Parking with Storage Locker. CONDO FEES INCLUDE ALL UTILITIES! Enjoy a truly walkable lifestyle close to Downtown, trendy Cafés, Restaurants, Boutique Shops & Transit. Perfect for Professionals, Investors or Downsizers looking for low-maintenance living in an unbeatable location. A must see property!