

**309, 317 19 Avenue SW
Calgary, Alberta**

MLS # A2207194



\$299,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 539
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Perfectly positioned in the vibrant community of Mission, this sun-soaked, south-facing home offers peace, privacy, and walkable access to some of the city's top attractions. Step inside to discover a functional layout with a center island kitchen, complete with a pantry and ample prep space. The entryway features a convenient closet to keep shoes and coats tucked away, and the 4-piece bathroom is where you'll find the in-suite laundry hidden behind a solid sliding door. Working from home? You'll love the dedicated den/office space. The living room features newer wide-plank, oak-toned hardwood flooring, a cozy gas fireplace, and large sliding glass doors that open onto a spacious balcony with a gas BBQ hookup—perfect for entertaining or relaxing in the sun. The bedroom is spacious and has a generous walk-in closet. Being on the 3rd level and south-facing means you get direct sun all day, privacy, great views and no vehicle noise from 19th Ave. ALL UTILITIES ARE INCLUDED in the condo fees in this well-managed, PET-FRIENDLY building. This building was a rental conversion in 2003, it now offers an updated style without the feel of a dated 1980s complex. Enjoy all the perks of living in Mission without the worry—this unit is outside the flood fringe and the building is free of post-tension cables, poly b plumbing, and aluminum wiring, offering modern comfort and peace of mind. Leave the car in your heated, secure underground parking spot (next to your conveniently located storage locker) and explore the area with a walk score of 98! You're just steps away from the Elbow & Bow Rivers, Stampede Park, Scotiabank Saddledome, MNP Centre, and some of the city's best dining and shopping, including lululemon, Safeway, Una Pizza, Mercato, Phil and Sebastian Coffee Roasters and OEB Breakfast. Professionally painted, professionally

cleaned, this move-in ready gem is ready for you!