



GRASSROOTS
REALTY GROUP

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209, 835 19 Avenue SW
Calgary, Alberta

MLS # A2219316



\$250,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Covered, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Elevator, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

STEPS TO 17TH AVE SW! UPGRADES THROUGHOUT, FRESHLY PAINTED, SOUTH FACING BALCONY, MOVE IN READY! Amazing location on a tree-lined street, this 2 bed / 1 bath corner unit showcases a bright an open floor plan. Additional features & updates throughout, including; newer vinyl plank flooring, stainless steel appliances, in-suite laundry, additional storage , elevator & a secured covered parking stall. A spacious living room with access to your sunny south facing balcony, modern mix of white/neutral kitchen comes complete with quartz countertops, pantry/storage and a dining area. The oversized primary & second bedroom are sure to wow with ample closet space. Rest easy with additional street parking permits through city of Calgary. Immediate access to endless restaurants, cafes, parks, shopping, downtown core and all other amenities you could dream of in desirable lower mount royal. Come view your new home today & one of Calgary's most popular lifestyle destinations.