



GRASSROOTS
REALTY GROUP

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410, 903 19 Avenue SW
Calgary, Alberta

MLS # A2236012



\$199,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	530 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Standard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Great location in the heart of Lower Mount Royal. The Wellington is a concrete building with an inviting lobby, elevator, sauna, laundry facilities, assigned parking and lots of street parking for guests. This freshly painted and updated 1 bedroom, 1 bathroom unit is located on the 4th floor. Kitchen with quartz counters and lots of modern cabinets, new hood fan, white appliances and adjacent eating area opening to a spacious living room with laminate floors leading to a north facing covered balcony with gorgeous Downtown Views. Bright bedroom with laminate flooring and large closet with built-in organizers. 4-piece bathroom with quartz counters and additional in-suite storage. Condo fees include everything except electricity. Steps away from 17th Avenue and all amenities, including grocery, shopping, restaurants and fitness. Easy access to Crowchild trail, Glenmore trail and Stoney trail south. This unit is a must see!