



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8, 330 19 Avenue SW
Calgary, Alberta

MLS # A2242204



\$305,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	783 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, On Street, Outside		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 689
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to the Athlone — a charming and meticulously maintained 2-bedroom, 1-bath condo located in the vibrant inner-city community of Mission. This stylish unit has been thoughtfully updated with granite countertops, stainless steel appliances, a European-style ensuite washer/dryer combo, maple hardwood flooring, and elegant tile. Modern vinyl slider windows and 5" baseboards add to the refined finish throughout the unit. Oversized windows flood the space with natural light and offer excellent airflow. The building also features convenient indoor bicycle storage and additional shared laundry facilities. Situated in the heart of Mission, you'll be steps from acclaimed restaurants, boutique shopping, nightlife, the MNP Sports Centre, scenic Elbow River pathways, and just a 10-minute walk from downtown. Parking is a breeze with plenty of permitted spots available on 19th Avenue (permits can be obtained from the City) as well as a yearly lottery for for one of 20 spots at the back of the building. Pets are welcome with board approval and the condo is well-maintained. The Athlone, designated a heritage site by the Cliff Bungalow-Mission Community Association in 2008, is a 46-unit, apartment-style condo rich in history and architectural charm. With neoclassical design features such as decorative lintels and pilasters, this building pays tribute to its namesake, Count Athlone, Canada's Governor General at the time of its official opening in 1940. Don't miss your chance to own a unique piece of Calgary's history in one of its most sought-after neighborhoods.