



GRASSROOTS
REALTY GROUP

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511, 505 19 Avenue SW
Calgary, Alberta

MLS # A2245855



\$225,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	478 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Breakfast Bar, French Door, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 416

LLD: -

Zoning: C-COR1 f3.0h16

Utilities: -

Inclusions: N/A

STYLISH 1 BEDROOM CONDO | URBAN LIVING AT ITS BEST | NESTLED IN THE HEART OF INNER-CITY | UNOBSTRUCTED & PANORAMIC VIEWS OF DOWNTOWN | Ideally located in the lively inner-city neighborhood of Mission, and just steps to 4th Street, this charming condo offers a vibrant urban living experience characterized by a mix of trendy amenities, a strong sense of community, and proximity to both downtown and the Elbow River. It's known for its walkability, diverse dining scene, and access to parks and pathways, making it very desirable. Situated on the 5th floor of this well maintained concrete building, this unit is bright & open, with terrific views of the city skyline!! Featuring 1 bedroom & 1 bathroom, this condo is an inviting space with a modern edge…it is cozy, chic & effortlessly livable…there is luxurious vinyl plank flooring throughout, rich dark cabinetry & large windows allowing for an abundance of natural light. The kitchen features a peninsula island with eating bar, ceramic top stove, stainless steel appliances and new light fixtures including a ceiling fan; the split layout allows for a functional workspace & provides a generous amount of cabinetry. Adjacent to the kitchen, the spacious family room offers a comfortable, multi-functional space, perfect for everyday living, relaxing or entertaining. Step out onto the private north facing balcony to enjoy the dynamic surroundings, city views, and the spectacular firework show during Stampede!! The Master bedroom is generous in size with ample closet space; there is a full 4pc bathroom, washer/dryer combo & in-suite storage to complete this home…as well as covered parking. Enjoy being steps to the bustling activity on 4th Street and 17th Avenue that are both host to amazing restaurants, trendy pubs, hidden-gem boutiques & an abundance of quaint local shops! This Beltline condo

would make for a terrific investment or the perfect place to call home...it is a walker's & biker's paradise with a score of 98...virtually everything just out your doorstep!