



GRASSROOTS
REALTY GROUP

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26, 330 19 Avenue SW
Calgary, Alberta

MLS # A2249047



\$239,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	508 sq.ft.	Age:	1940 (85 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, None, Off Street, On Street, See Remarks, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Vinyl Windows, Wood Counters		

Inclusions: TV and TV mount

Live in and own a rarely available, unique piece of Calgary HISTORY, in this URBAN, 1940's ART DECO apartment building, located on over a half acre lot in the heart of the MISSION district! Built in 1940, The Athlone was built as luxury apartments and hailed as the "brightest, most modern in the City" with such features as polished oak and electric appliances! The Athlone is a Municipal and Community Heritage Resource, housing many prominent Calgarians over its 80 year history. When you walk into this SECOND FLOOR, WEST facing apartment, with west and south views of the west garden and large mature trees, you can't help but to be brought back into a time when solid craftsmanship was the norm! Features in this very cool NYC style one bedroom include, ESPRESSO stained ORIGINAL HARDWOOD floors, beautiful original nickel radiators, butcher block countertops, classic subway tile and one of only a handful of units with EXPOSED BRICK WALLS! The IN SUITE storage provides hook ups for a FULL SIZE stacked washer and dryer or use the space for all of your storage needs and go one floor down to the coin laundry room that offers secured bike storage as well. The \$422/mo condominium fee, includes electricity, gas, water, sewer, landscaping, snow removal, reserve fund contributions! All you pay is internet/cable! The Athlone is so pet friendly, even a 100+lb FIDO IS WELCOME! Concerned about parking for the Athlone?? Don't worry! Athlone residents can enter into a yearly draw for one of the 20 assigned parking stalls off the back alley for \$65/mo (\$780/yr) OR Residents in this building qualify for a "Select Permit" a very special Residential Parking permit provided to only a very few buildings built before 1945. This pass allows you to park in Mission's J zone, right in front of the building, only steps to the front door, for only \$45 a

YEAR!! And it can be used for your own car OR a guests!! Located on a quiet street off of 4th St and 2 blocks from 17th Ave, you have a 98% walk score! Within 10 blocks into the downtown core, surrounded by boutiques, restaurants, pubs, cafes, yoga and spin studios, you are in the heart of it all yet you are also surrounded by large old trees and historic buildings and only one and half blocks to the River and the all of the connected nature pathways. You will experience the best of all that Calgary has to offer in this historic community that your friends and family will love coming to visit! BTW The Athlone is NOT in a FLOOD ZONE or in the FLOOD FRINGE!! Call your favourite Realtor for a private showing or come by our ONE HOUR ONLY Open House on SUNDAY, AUGUST 31st between 1pm and 2pm!!