



GRASSROOTS
REALTY GROUP

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6, 931 19 Avenue SW
Calgary, Alberta

MLS # A2265309



\$259,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 748
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Are you looking for the best value in Lower Mount Royal? This home is 877sqf and under \$260k! Tucked just south of the famed 17th Avenue, this 2 bedroom 1 bathroom condo is one of 6 units in this building and has in suite laundry. Spanning half of the top floor, this home has access from the front and back of the building – plus lovely downtown views from the living room. Gather friends around the airy living room for games and movie nights. The dining room can accommodate a large table and is set beside an eat up bar peeking into the kitchen - which is generous in size. All the windows have been replaced and while there have been updates to the unit – there is great potential to make this space your own without breaking the bank. Whether you are a first time homeowner looking to secure a spot in a wonderful neighbourhood, or you are an investor looking to add a very rentable property to your portfolio – this is a great option for you. Just two blocks from 17th, this condo offers an extremely walkable lifestyle. Brunch at Maven? Lunch at Alumni? Dinner and drinks at The Living Room? Dessert at Made By Marcus? There are so many YYC staples steps from this home and you will enjoy that downtown life here. Call your trusted agent and get it before She Gon’