



GRASSROOTS
REALTY GROUP

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501, 505 19 Avenue SW
Calgary, Alberta

MLS # A2266968



\$257,900

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	755 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 730
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f3.0h16
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions:	N/A
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Attention first-time buyers and investors! Discover exceptional value in this stylish 2-bedroom, 1-bathroom condo at Urban Street, a modernized six-story building located in the highly sought-after community of Cliff Bungalow. Just steps from 4th Street and the Mission district, you'll love being close to Calgary's best restaurants, trendy cafés, boutique shopping, and scenic river pathways. This bright and inviting home offers over 750 square feet of well-designed living space with impressive downtown views. The open layout features espresso-stained oak hardwood floors, a sleek galley kitchen with stainless steel appliances and a breakfast bar, plus in-suite laundry for added convenience. Enjoy relaxing on your private balcony with your morning coffee or evening drink while taking in the city skyline. With concrete construction, titled underground parking, and a fantastic Walk Score of 95, this home offers comfort, security, and unbeatable urban convenience. Perfect for anyone looking to invest, downsize, or get into the market for the first time. Book your private showing today and start enjoying the downtown lifestyle you've been dreaming of!