



GRASSROOTS
REALTY GROUP

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204, 117 19 Avenue
Calgary, Alberta

MLS # A2267280



\$299,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	980 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings		

Inclusions: Storage unit in parking stall

This charming condo perfectly blends style and comfort, offering 980 sq. ft. of beautifully designed and well-maintained living space. Step inside to a bright, open living room—an inviting space ideal for entertaining or relaxing after a long day. The modern kitchen features stainless steel appliances, granite countertops, and ample cabinetry, making meal prep effortless. The bedrooms are thoughtfully separated on opposite sides of the unit for added privacy. The primary bedroom impresses with a stylish feature wall, a custom walk-through closet with built-in storage, and a private ensuite bathroom. The secondary bedroom is equally spacious - perfect for family, guests, or a home office. Additional highlights include in-suite laundry, a second full bathroom, a private balcony ideal for morning coffee, and one heated underground parking stall. Located in the desirable community of Tuxedo Park, you'll enjoy quick access to shops, restaurants, and entertainment, along with convenient proximity to public transit and major roadways. This home offers the best of inner city living - modern, functional, and perfectly situated. Don't miss your chance to own this beautiful home. Book your showing today!