



GRASSROOTS
REALTY GROUP

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104, 505 19 Avenue SW
Calgary, Alberta

MLS # A2271692



\$218,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	619 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f3.0h16
Foundation:	-	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry		
Inclusions:	n/a		

Stylish Mission/Cliff Bungalow Condo with a 95 Walk Score! Discover this beautifully updated second-floor gem, ideally located just steps from vibrant 4th Street and 17th Avenue SW. With a 95 walk score, you're perfectly positioned to enjoy the best of urban living while tucked away on a quiet street. This spacious condo features brand-new vinyl plank flooring and fresh paint throughout, creating a bright and modern atmosphere. The open-concept layout flows seamlessly from the kitchen to the living area and onto your south-facing balcony—perfect for soaking up the sun on warm summer days. The oversized primary bedroom is a true retreat, complete with elegant French doors, room for a king-sized bed, and a versatile nook ideal for a home office, vanity, or reading corner. The closet features built-in organizers for added convenience. You'll also love the ensuite laundry, large pantry, and welcoming entry hallway with plenty of space for shoes, coats, and decor. Enjoy the unbeatable location—steps to the river pathways, local restaurants, cafés, and boutiques—yet quietly nestled away from main roads. ? Location, lifestyle, and comfort—this one has it all!