



GRASSROOTS
REALTY GROUP

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104, 117 19 Avenue NE
Calgary, Alberta

MLS # A2272994



\$325,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,002 sq.ft.	Age:	2011 (14 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	0.43 Acre		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane, Rubber	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NONE

Welcome to Arcadia in Tuxedo. Prime location of this condominium offers direct access to the Centre street and 16 Ave. Close to all amenities-shops restaurants, café and just minutes away from Down Town. The property is perfect for anyone that prefers to keep home life and work close and convenient. Zoning in place for Medical and office in heart of Tuxedo. Extensively renovated spending over \$30000. Glass doors, newer floor. AC to cater the entire unit. i entire unit.. Owner owns three heated Parking units in the building. One heated parking comes with the price as stipulated and other two are available to purchase by the buyer. Unit offers a fully functional contemporary space, complete with a modern kitchen and stainless-steel appliances, two distinct office layouts, one and a half bath, in suite laundry, a private entrance from the exterior of the building.