



**GRASSROOTS**  
REALTY GROUP

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101, 922 19 Avenue SW  
Calgary, Alberta

MLS # A2277454



**\$175,000**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	524 sq.ft.	Age:	1965 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 302
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Furniture is negotiable (staging items not included) a list can be provided.

Discover an exceptional opportunity to own in the heart of Calgary's vibrant inner city. This well-laid-out, below-grade unit offers over 500 sq. ft. of comfortable living space, proving that thoughtful design makes all the difference. The home has been tastefully refreshed with brand-new flooring, fresh paint throughout, a updated bathroom, and a new dishwasher, creating a clean, modern, and move-in-ready feel. The functional layout maximizes every square foot, making it ideal for first-time buyers seeking an affordable entry into inner-city living just steps from the energy of 17th Avenue SW. For investors, this property checks all the boxes &mdash; a prime location, recent upgrades, and strong rental appeal. As an added bonus, the unit can be sold fully furnished, offering a truly turnkey opportunity.