



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: -

Water: -

Sewer: -

Condo Fee: \$ 302

LLD: -

Zoning: M-C2

Utilities: -

Heating: Baseboard
Floors: Vinyl Plank
Roof: Tar/Gravel
Basement: -
Exterior: Brick, Concrete, Stucco
Foundation: -
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 — 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.