



**504, 505 19 Avenue SW
Calgary, Alberta**

MLS # A2279996

\$239,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Cliff Bungalow | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 629 sq.ft. | Age: | 1968 (58 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|----------------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 616 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | C-COR1 f3.0h16 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage | | |
| Inclusions: | N/A | | |

Stylish inner-city living in the heart of Mission. This upgraded 1 bedroom, 1 bathroom condo offers over 600 sq. ft. of well-designed living space in a short-term rental friendly building with secure underground parking. The bright, open-concept layout features hardwood flooring, updated lighting, and a functional kitchen with espresso cabinetry, generous storage, a breakfast bar, and upgraded stainless steel appliances. The living area opens onto a private, south-facing balcony showcasing mountain and sunset views, an ideal space to relax and unwind. The bedroom includes brand new carpet, ample closet space, and room for additional furnishings. The refreshed bathroom offers a new toilet and fully updated shower plumbing. A major upgrade is the in-suite laundry, complete with a full-size stacked washer and heat-pump dryer, along with updated plumbing and electrical. Additional building amenities include bike storage. Enjoy a highly walkable location just minutes from 17th Avenue, 4th Street, river pathways, parks, dining, and boutique shopping. A turn-key opportunity in one of Calgary's most vibrant inner-city communities.