



**GRASSROOTS**  
REALTY GROUP

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504, 505 19 Avenue SW  
Calgary, Alberta

MLS # A2279996



**\$239,000**

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.