



3, 124 19 Avenue NE  
Calgary, Alberta

MLS # A2286092



**\$299,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, L		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 569
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, See Remarks, Storage		

**Inclusions:** Y

Spacious inner-city living with over 1,000 sq. ft., sunny south exposure, and a private patio in a charming five-unit boutique building in the heart of Tuxedo! This spacious 2-bedroom, 2-bathroom inner-city condo offering over 1,000 sq. ft. of living space in a charming five-unit boutique, bungalow-style complex in the heart of Tuxedo. This south-facing lower-level unit is filled with natural light and features direct access from the living room to a private outdoor patio, perfect for relaxing or enjoying a coal BBQ (propane BBQs are not permitted). The open-concept layout creates a comfortable living space with a cozy gas fireplace and seamless flow between the living, dining, and kitchen areas. The primary bedroom includes a walk-in closet and private ensuite, while the second bedroom offers flexibility for guests, a home office, or additional living space. Additional highlights include in-suite laundry, generous in-suite storage plus common storage, and an assigned rear parking stall with plug-in. The self-managed building is maintained by an engaged ownership group and offers shared patio space and community garden boxes. Enjoy an unbeatable Tuxedo location just off-Centre Street, steps to Lina&rsquo;s Italian Market, Rosso Coffee, Trattoria, and Safeway, with quick access to downtown and nearby green spaces including Confederation Park and McHugh Bluff. In 2026 Condo fees reduced by 5% to \$569.22 &mdash; a great achievement for this well-managed self-managed condominium, especially in today&rsquo;s inflationary environment.