



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

MLS # A2288993



\$204,900

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	619 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
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		

Inclusions: N/A

Stylish inner city living in the heart of Mission. This upgraded one bedroom, one bathroom condo offers over 600 square feet of thoughtfully designed 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 complete with espresso cabinetry, generous storage, a breakfast bar, and upgraded stainless steel appliances. The living area opens onto a private south facing balcony with beautiful mountain and sunset views, the perfect place to unwind at the end of the day. The bedroom includes brand new carpet, ample closet space, and enough room for additional furnishings. The refreshed bathroom features a new toilet and fully updated shower plumbing. A standout upgrade is the in suite laundry with a full size stacked washer and heat pump dryer, along with updated plumbing and electrical. The building also offers convenient bike storage. All of this in a highly walkable location just minutes from 17th Avenue, 4th Street, river pathways, parks, dining, and boutique shopping. A true turn key opportunity in one of Calgary's most vibrant inner city communities.