



301, 505 19 Avenue SW
Calgary, Alberta

MLS # A2289927



\$239,900

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 730
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f3.0h16
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Storage		

Inclusions: N/A

Experience vibrant inner-city living in this beautifully updated 2-bedroom, 1-bath condo offering 745 sq ft of stylish and functional space in the heart of Cliff Bungalow. Perfectly positioned in one of Calgary's coolest neighbourhoods, this freshly painted home features newer vinyl flooring and an inviting layout ideal for first-time buyers, investors, or those seeking a low-maintenance urban lifestyle. The spacious main living area is filled with natural light and opens to a private balcony – the perfect spot to relax or enjoy your morning coffee while taking in the energy of the surrounding community. The super functional galley-style kitchen offers an abundance of cabinetry and generous counter space, complemented by sleek stainless steel appliances, making meal preparation both efficient and enjoyable. Both bedrooms are generously sized, providing comfortable retreats with flexibility for a home office or guest space. This well-designed unit also includes the convenience of in-suite laundry, substantial in-unit storage, and a titled underground parking stall for added security and ease. Located right on the corner of 4th Street, this unbeatable location places you steps from trendy boutiques, grocery stores, cafes, and some of the city's best dining destinations. Enjoy being just a couple of blocks from the scenic pathways of the Elbow River, and within walking distance to the MNP Community & Sport Centre, the LRT line, and Stampede Park. Whether you're commuting, staying active, or exploring the neighbourhood, everything you need is right at your doorstep. Offering exceptional value, modern updates, and an unbeatable location, this home is a fantastic opportunity to enjoy all that dynamic inner-city living has to offer.