



1, 124 19 Avenue NE  
Calgary, Alberta

MLS # A2290216



**\$359,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	991 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 510
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** Refrigerator, Stove (electric), Microwave/Hoodfan, Dishwasher, Washer, Dryer, All Window Coverings, Doorbell Camera, Keyless Door Lock, Shelves (living room + bathroom), Coat Hooks (front entrance)

Enjoy an unbeatable central location in the heart of Tuxedo, just off Centre Street and steps from local favourites like Lina's, Trattoria, Rosso and Safeway. This charming condo offers the perfect blend of urban energy and neighbourhood comfort. Bathed in natural light from its sunny south exposure, this inviting unit immediately feels like home. The open-concept living room flows seamlessly into the kitchen and dining nook, creating a bright, spacious setting ideal for relaxing or entertaining. At the heart of the living area, a cozy gas fireplace invites you to curl up with a good book and enjoy the warmth and sunshine year-round. The thoughtfully designed kitchen features functional cabinetry enhanced with stylish finishing details, including decorative open shelving, a pullout drawer inside the lower cabinet, and appliances updated in recent years. Two generously sized bedrooms provide excellent flexibility. The primary suite is filled with sunshine and easily accommodates a king-sized bed with plenty of additional furniture space. It includes a walk-in closet and a beautifully refreshed 3-piece ensuite with an updated shower. The second bedroom, currently styled as a den, offers fantastic closet built-ins and ample space for your use. Additional storage is conveniently located in the common basement, perfect for seasonal items and outdoor gear. Enjoy a short commute to downtown or take advantage of nearby green spaces like Confederation Park and McHugh Bluff for a quick escape into nature. This boutique, bungalow-style condo features only five units. The thoughtful layout fosters a true sense of community rather than a typical condo atmosphere. Owners are actively involved in the management and operations, and neighbours are known for their friendly, supportive spirit. Spend summer afternoons on the shared patio with a book, enjoy conversations

with neighbours, or tend to your plants in the garden boxes. Opportunities like this where pride of ownership and genuine community come together are rare. Come see for yourself what makes this Tuxedo gem so special.