



501, 903 19 Avenue SW
Calgary, Alberta

MLS # A2298273



\$199,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna		

Inclusions: Hood Fan, Blinds in kitchen & Bedroom

Great location in the heart of Lower Mount Royal. The Wellington is a well-maintained concrete building featuring an inviting lobby, elevator, sauna, laundry facilities, assigned parking, and ample street parking for guests. This freshly painted top-floor 1 bedroom, 1 bathroom unit offers a functional layout with a kitchen featuring a raised breakfast bar and adjacent dining area. The spacious living room with laminate flooring opens onto a north-facing covered balcony with beautiful downtown views. The bright bedroom includes laminate flooring and a large closet with built-in organizers. A 4-piece bathroom and in-suite laundry and storage complete the space. Condo fees include all utilities except electricity. Ideally located just steps from 17th Avenue, with easy access to shops, restaurants, groceries, fitness studios, and major routes including Crowchild, Glenmore, and Stoney Trail. A fantastic opportunity in a sought-after inner-city location.