



408, 505 19 Avenue SW
Calgary, Alberta

MLS # A2300236



\$268,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	C-COR1 f3.0h16
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Welcome to 505 19 Ave SW, located in Cliff Bungalow/Mission community in inner-city Calgary. Enter this bright 2 BED, 1 BATH unit and enjoy a functional, efficient layout that provides comfortable living space, enhanced by large windows that bring in an abundance of natural light throughout. Enjoy the convenience of UNDERGROUND PARKING, IN-SUITE LAUNDRY, and SECURED BIKE STORAGE, perfect for those who enjoy an active, car-optional lifestyle in the inner city. Located in a prime walkable area, you are just steps from 4th Street SW, offering restaurants, cafes, boutique shopping, transit, and the Elbow River pathway system. This unbeatable location is also close to the MNP Community & Sport Centre, just 10 minutes to Chinook Centre, and only 20 minutes to west city limits - perfect for escaping to the mountains. An excellent opportunity for first-time buyers, professionals, or investors seeking a well-located property in one of Calgary's most desirable inner-city communities.