



101, 117 19 Avenue NE  
Calgary, Alberta

MLS # A2128958



**\$535,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 1,700

**Basement:** -

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** High Ceilings

**Inclusions:** none

Opportunity for the entrepreneur , if you are looking for live and work concept, this property is for you. eg. insurance, lawyer office, mortgage, property management. This 1625 sf units is located in central areas. Easy access to all areas where they are grocery stores, restaurants dancing studio, lawyer , real estate offices. This is a 2 units condos, 101A residence with 1041 sf with 2 bedrooms and one ensuite and a 4 piece bathrooms on the main floor and high ceiling. 101B office with 584 sf of space for home office, insurance agency, mortgage .You live in one side and work on other side where clients will enter through the North covered front porch. 3 underground title parking stalls . An amazing property.