



405, 903 19 Avenue SW  
Calgary, Alberta

MLS # A2148907



**\$219,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	506 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Water:** -

**Floors:** Hardwood, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 451

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Bookcases, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home

**Inclusions:** N/A

Great location in the heart of Lower Mount Royal. The Wellington is a concrete building with an inviting lobby, elevator, sauna, laundry facilities, assigned parking and lots of street parking for guests. This well maintained 1 bedroom, 1 bathroom unit is located on the 4th floor. Kitchen with lots of cabinets, new hood fan, white appliances and adjacent eating area opening to a spacious living room with hardwood floors leading to a covered balcony. Bright bedroom with hardwood flooring and large closet with built-in organizers. 4-piece bathroom and additional in-suite storage. Condo fees include everything except electricity. Steps away from 17th Avenue and all amenities, including grocery, shopping, restaurants and fitness. Easy access to Crowchild trail, Glenmore trail and Stoney trail south. This unit is a must see!