



501, 505 19 Avenue SW  
Calgary, Alberta

MLS # A2151079



**\$287,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	755 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 730
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR1 f3.0h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Calling all Savvy Investors! Introducing Urban Street, a great modernized complex boasting 66 units across six stories, nestled in the vibrant heart of Cliff Bungalow. Situated mere steps away from 4th Street and the bustling Mission district. This property showcases 2 bedrooms, 1 full bathroom, and over 750 square feet of thoughtfully designed living space, offering downtown city views. The unit features an underground, titled parking spot, concrete construction, a spacious private balcony, gorgeous espresso stained oak hardwood floors, and a well-appointed galley kitchen complete with a breakfast bar, stainless steel appliances and an all-in-one washer/dryer combo. Cliff Bungalow offers the ultimate downtown lifestyle with a walk score of 95. Walk to work, run/cycle the river pathways, dine at the best restaurants, socialize at coffee shops, mingle at happy hours or shop at the many boutiques along 4th street! Call your favourite Realtor to set up a viewing today! \*\*Tenant must be assumed\*\*