



102, 117 19 Avenue NE  
Calgary, Alberta

MLS # A2152837



**\$329,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuxedo Park                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 980 sq.ft.                         | <b>Age:</b>   | 2011 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 713 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Elevator, Granite Counters, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** n/a

**CORNER UNIT | MAIN FLOOR | RENOVATED | UNDERGROUND PARKING |** Welcome to this charming main floor 2-bedroom, 2-bathroom condo located in the heart of Calgary's highly sought-after Tuxedo Park neighborhood. This condo offers a blend of modern updates and cozy living, making it perfect for those who enjoy city living. As you step inside, you'll be greeted by the knock ceiling and newer lighting throughout this home. On the left side of the foyer, you'll find a dedicated laundry room with ample storage space, while on your right, there's a convenient closet for shoes and jackets. The foyer leads you to the stunning kitchen, featuring granite countertops, a gorgeous island, and stainless steel appliances, including a newer refrigerator. The cozy dining room flows into the spacious living room, ideal for entertaining guests or enjoying a relaxing movie night. The unit includes a common full updated bathroom and a bedroom that is generously sized and convenient for guests or as a home office. There is also a spacious primary bedroom complete with a walk-in closet and a luxurious 4-piece ensuite. Step outside to a lovely balcony, perfect for enjoying your morning coffee or a quiet evening. This condo comes with an underground, titled heated parking stall, ensuring your vehicle is secure and warm year-round. Conveniently located near SAIT, downtown Calgary, public transit, parks, shopping centers, and restaurants. Close to major roadways such as 16 Avenue and Deerfoot Trail, this neighborhood offers unparalleled convenience. Tuxedo Park is ideal for those who appreciate the vibrant city life and easy access to all amenities. Don't miss the opportunity to own this beautiful condo in Tuxedo Park. Schedule your private showing today and envision your new life in this exceptional home.