



303, 117 19 Avenue NE
Calgary, Alberta

MLS # A2164776



\$325,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	799 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Track Lighting, Walk-In Closet(s)		

Inclusions: None

Welcome to Sophisticated Living in Tuxedo Park! This exquisite TOP FLOOR unit offers a blend of modern elegance and urban convenience. With 1 bedroom, 1 bathroom, plus a versatile den/office, this spacious home is bathed in natural light from large north-facing windows. The open-concept layout features newly refreshed paint, rich hardwood flooring, and a magnificent kitchen, complete with granite countertops, rich shaker cabinetry, stainless steel appliances, and a large corner pantry. Step onto the expansive balcony for serene north-facing views, perfect for unwinding. The spacious bedroom boasts a walk-through closet that leads to a 4-piece cheater ensuite, offering both privacy and comfort. Additional features include titled underground parking, ensuring your vehicle is safe year-round and sheltered from the elements. Located just off Centre Street, in the heart of Calgary's inner city, this prime location provides quick access to downtown, as well as a variety of shops, amenities, and trendy restaurants. Don't miss your opportunity to experience this refined inner-city lifestyle!