



107, 117 19 Avenue NE  
Calgary, Alberta

MLS # A2176732



**\$319,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 722
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Welcome to Your Urban Oasis in Tuxedo Park. Discover the perfect blend of style and convenience in this stunning 2bed + den condo. Located in the heart of Tuxedo Park, you'll enjoy the luxury of urban living with easy access to all that Calgary has to offer. Key Features: Open-Concept Living: Spacious and inviting open-concept living area, perfect for entertaining. Primary Bedroom Retreat: Large primary bedroom with a walk-in closet and a luxurious ensuite bathroom. Functional Layout: Second bedroom, a dedicated den for a home office, and two well-appointed bathrooms. Modern Kitchen: Stylish kitchen with dark oak cabinets, granite countertops, stainless steel appliances, and a breakfast bar. Abundant Natural Light: Large windows and sliding patio doors flood the space with natural light and the option for direct access to your condo. Convenience: Amenity rich location, close proximity to 16th Avenue, SAIT, Confederation Park, Chinatown, and downtown Calgary. Underground Parking: Secure your vehicle in the heated, titled underground parking space. Don't miss this opportunity to own a versatile and stylish condo in one of Calgary's most desirable neighborhoods.