



**306, 916 19 Avenue SW  
Calgary, Alberta**

**MLS # A2187802**



**\$460,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Covered, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 733
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings		

**Inclusions:** N/A

This bright and spacious 2-bedroom, 2 bathroom corner unit with downtown views is perfectly located. The open main level has 9-foot ceilings throughout, bedroom, full bathroom, and comes out to a spacious kitchen overlooking the dining room & living room with a cozy wood burning fireplace, and soaring windows with a downtown view. The second level has an exquisite master retreat encompassing the entire level, featuring a huge bedroom, walk-in closet, private ensuite, and sitting area that is perfect for a second living room or an office. Other notable features include a private balcony with downtown views & one assigned secured underground parking stall with storage cabinet. The underground parkade also includes bike storage. This lovely condo is located just steps to 17th Avenue shops & restaurants & close to shopping, schools, public transit & is just a quick drive to the downtown core. Don't miss out on this rare opportunity. Book a showing today.