



201, 317 19 Avenue SW
Calgary, Alberta

MLS # A2191862



\$307,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	797 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: NA

Nestled along the Elbow River, Mission is one of Calgary's most sought-after inner-city communities. Known for its charming mix of historic character and modern urban living, this vibrant neighborhood offers the perfect blend of walkability, culture, and convenience. **PRIME LOCATION** – Minutes from downtown, yet surrounded by scenic river pathways and lush green spaces. **WALKABLE LIFESTYLE** – Steps from trendy cafés, top-rated restaurants, and boutique shops along 4th Street SW. **RIVERSIDE LIVING** – Enjoy outdoor recreation with parks, bike paths, and riverfront views. **TRANSIT & ACCESSIBILITY**– Well-connected with major roads, transit, and future Green Line access. **INVESTMENT POTENTIAL** – Strong rental demand and steady property appreciation. This beautiful 796 sq ft two-bedroom condo offers the perfect blend of modern living and urban convenience. Perched on the second floor, this home showcases stunning **PREMIUM FINISHES** throughout. Step into your gourmet kitchen featuring rich wooden cabinetry, sleek **GRANITE** countertops, and **HIGH-END STAINLESS STEEL** appliances, all complemented by a sophisticated slate tile backsplash. The open-concept living space boasts gleaming **MAPLE HARDWOOD** floors and is anchored by an elegant **CORNER GAS FIREPLACE** with custom marble surround. The spacious primary bedroom offers ample natural light and connects to a well-appointed 4-piece bathroom featuring granite vanity and modern fixtures. A second generously-sized bedroom provides flexibility for a home office or guest suite. **PRIVATE BALCONY** with **GAS BBQ** hookup. **CONCRETE CONSTRUCTION** ensures peaceful living, while **IN-SUITE STORAGE** and **TITLED UNDERGROUND PARKING** add convenience. **CONDO FEES INCLUDE ALL**

UTILITIES! Whether you're a young professional, downsizer, or investor, a condo in Mission offers urban sophistication with a relaxed community feel.