



GRASSROOTS
REALTY GROUP

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36, 330 19 Avenue SW
Calgary, Alberta

MLS # A2201423

\$320,000



Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	707 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl, Wood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: n/a

Step into a piece of Calgary's history with this top-floor, two-bedroom condo in the iconic Athlone building, a 1940s Art Moderne masterpiece recognized by the Calgary Heritage Authority. Located in the heart of Mission, this rare offering seamlessly blends vintage charm with modern convenience. Featuring 707 sq. ft. of thoughtfully designed living space, this bright NE corner unit boasts original 1940s details while offering modern updates like a stylish kitchen with granite countertops and stainless steel appliances. The open-concept layout is perfect for entertaining, and the spacious bedrooms provide comfort and functionality. The primary bedroom includes an ensuite, and the home features in-suite laundry, new windows, and heated floors in the bathroom for added comfort. Enjoy the vibrant Mission lifestyle—just steps from the river pathways, top-rated restaurants, and boutique shopping. The well-managed Athlone building is pet-friendly (with board approval) and offers secure bike storage. Plus, condo fees include electricity and heat! This flood-safe heritage building rarely has units available—don't miss your chance to own a true piece of Calgary's past.