



GRASSROOTS
REALTY GROUP

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103, 317 19 Avenue SW
Calgary, Alberta

MLS # A2206081



\$275,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	614 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Mission! One of Calgary's most walkable and vibrant Inner-City communities. Just steps from the Elbow River, 4th Street and parks & paths, this updated Main Floor Unit offers the perfect blend of lifestyle and location. Inside, you'll find an Open Floor Plan featuring hard floors throughout. The Living Room offers a corner Gas Fireplace, room for a sectional couch & space for a Dining Table. The Kitchen boasts updated Quartz Countertops, undermount SILGRANIT sink with newer faucet, a Pantry, Stainless Steel Appliances, and Centre Island with plenty of meal prep space, open shelving for additional storage & seating for 4. The Primary Bedroom has a generous Walk-In Closet. Take advantage of an Office/Den space located just off the Front Entry, perfect for remote work, a hobby/creative space or bonus storage if needed. Additional highlights include: Private Balcony with Gas BBQ Hook-up, In-Suite Laundry & Titled Underground Parking with Storage Locker. CONDO FEES INCLUDE ALL UTILITIES! Enjoy a truly walkable lifestyle close to Downtown, trendy Cafés, Restaurants, Boutique Shops & Transit. Perfect for Professionals, Investors or Downsizers looking for low-maintenance living in an unbeatable location. A must see property!