



GRASSROOTS
REALTY GROUP

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501, 505 19 Avenue SW
Calgary, Alberta

MLS # A2208264



\$273,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 730
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions:	N/A
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Calling all savvy investors and urban dwellers! Welcome to Urban Street, a beautifully modernized six-story complex with 66 contemporary units, perfectly positioned in the heart of Cliff Bungalow. Just steps from 4th Street and the vibrant Mission district, this location offers unparalleled access to Calgary's best restaurants, trendy caf  s, boutique shopping, and scenic river pathways. This stylish 2-bedroom, 1-bathroom condo boasts 750+ square feet of thoughtfully designed living space with breathtaking downtown city views. Inside, you'll find stunning espresso-stained oak hardwood floors, a sleek galley kitchen with a breakfast bar, stainless steel appliances, and convenient in-suite laundry. Enjoy your morning coffee or unwind after a long day on your spacious private balcony. Plus, with concrete construction and an underground titled parking spot, you get the perfect blend of privacy, security, and convenience. With an incredible Walk Score of 95, you can truly embrace the downtown lifestyle—walk to work, cycle along the river pathways, indulge in top-tier dining, and experience the best of Calgary's social scene right outside your door. Don't miss out on this fantastic opportunity—call your favorite Realtor today to schedule a private viewing!