

**208, 119 19 Street NW**  
**Calgary, Alberta**

**MLS # A2232122**



## \$579,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | West Hillhurst  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit   |               |                   |
| <b>Size:</b>     | 973 sq.ft.  | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |                |                   |        |
|--------------------|----------------|-------------------|--------|
| <b>Heating:</b>    | Boiler         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -              | <b>Condo Fee:</b> | \$ 592 |
| <b>Basement:</b>   | -              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed          | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -              | <b>Utilities:</b> | -      |

**Features:** Bookcases, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows

**Inclusions:** N/A

Welcome to elevated living in this elegant 2-bedroom, 2-bathroom condo that perfectly blends style, comfort, and function. Featuring two private patios, this stunning home offers incredible outdoor space &mdash; a south-facing balcony that floods the interior with natural light through oversized windows and an east-facing balcony with downtown views, ideal for enjoying your morning coffee. The chef-inspired kitchen is equipped with a gas cooktop, built-in wall oven, and sleek cabinetry, perfect for cooking and entertaining. The open-concept layout flows seamlessly into a bright and spacious living area designed to impress. The luxurious primary suite features a spa-like ensuite with a stand-alone shower, deep soaker tub, marble-accented walls, and plenty of built-in storage. A second bedroom and full bathroom offer flexibility for guests, a home office, or family. This unit is complete with secure underground heated parking and in-unit air conditioning. Located in a highly desirable area close to shops, cafes, and transit, this is a rare opportunity for refined, lock-and-go living. Don't miss your opportunity to call this place home and schedule your private showing today!