

408, 505 19 Avenue SW
Calgary, Alberta

MLS # A2300236



\$268,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	C-COR1 f3.0h16
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Welcome to this bright 2-bedroom corner unit in the highly sought-after Cliff Bungalow/Mission community—one of Calgary’s most vibrant inner-city locations! Just steps to 4th Street SW and 17th Ave SW, you’ll love the endless boutiques, award-winning restaurants, cozy cafes, and lively pubs, all within walking distance. Enjoy quick access to downtown and the beautiful Elbow River pathways—perfect for an active lifestyle. This quiet concrete building offers a sun-filled, functional layout with timeless finishes. The stylish galley kitchen features stainless steel appliances, ample cabinetry, and a breakfast bar—perfect for casual dining or entertaining. The spacious living room opens onto a private balcony with stunning downtown views—ideal for relaxing or summer BBQs. Both generous bedrooms will feature brand-new carpet upon tenant move-out. Enjoy added comfort with a modern 4-piece bath, in-suite laundry, secured bike storage, and titled underground heated parking. Close to top-rated schools including Western Canada High School and Rideau Park School. Perfect for first-time buyers, professionals, or savvy investors—don’t miss this exceptional opportunity!