

**304, 317 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2317798**



**\$285,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	613 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 571
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** Cabinet in den, Floating shelves in living room, Window curtain rods, Window blinds in bedroom

Ideal for those craving the inner-city lifestyle, here's your chance to get into the heart of the highly desirable & vibrant community of Mission. This lovely renovated 612 sq ft, 1 bedroom + flex space unit is sure to impress with its smartly designed layout that maximizes the space provided & emphasizes functionality. As you step in, be drawn to the updated & well-equipped kitchen offering ceiling height shaker style cabinetry, plenty of granite countertops (also in bathroom), full-size stainless-steel appliances, additional lower level storage, & a built-in breakfast bar that is ready for any occasion. Nearby, the inviting general living area is nicely framed by an electric fireplace (w/ modern tile surround) & a covered balcony &ndash; perfect for entertaining & relaxing while leaving room for a dining area or can be re-configured to your own liking/needs. Adding further value, a flex space (w/ a perfectly sized cabinet) allows for an all important work space, reading corner, or an area for your other hobbies/pursuits! Feel comfortable & rejuvenated in an environment that has been thoughtfully refreshed with a chic light colour palette pairing with stylish finishes, fixtures, & hardware throughout. The master bedroom beckons when you are ready to wind down, offering a well-sized walk-in closet with a built-in closet organizer while the lush 4-piece full bath & laundry closet (w/ full-size front loading washer & dryer) complete the package. Important features include; laminate & tile flooring throughout, BBQ gas line, & a titled heated indoor parking spot (w/ a storage locker in front). Beyond the home, enjoy being steps to the best restaurants, shops, & amenities that trendy 4th St & 17th Ave has to offer while being a short walk away from Elbow River & its many pathways. Having Downtown, the vibrant Beltline area, & the MNP Community & Sports Centre/Lindsay Park all nearby with quick access

to LRT/transit & Macleod Tr also makes this location the perfect balance between work & pleasure, come view this condo today!