

**401, 317 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2319162**



**\$399,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 1,086
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** All furniture on site

Experience refined urban living where soaring ceilings, dramatic walls of glass, and tranquil treetop views create an unforgettable backdrop in the heart of Mission. Perfectly positioned as a coveted top-floor end unit, this exceptional two-storey loft-style residence offers over 1,145 sq. ft. of beautifully designed living space, complemented by central air conditioning, titled underground parking, and captivating downtown views. Natural light floods the home through spectacular two-storey windows, illuminating rich hardwood floors and enhancing the sense of openness throughout the main living areas. The thoughtfully designed kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances, a generous pantry, and an expansive island with breakfast bar seating—ideal for entertaining or casual everyday living. At the heart of the home, a striking three-sided fireplace creates warmth and ambiance, elegantly connecting the living and dining spaces. French doors open onto a private, tree-canopied balcony, offering a peaceful outdoor retreat for morning coffee, evening barbecues, or quiet moments overlooking the city skyline. A rare and highly desirable feature, the main floor includes a spacious second bedroom or private den—perfect for guests, a home office, creative studio, or flexible living space. This level is further enhanced by a stylish three-piece bathroom and convenient in-suite laundry. An architectural open-riser staircase leads to the upper-level loft retreat, where the primary suite enjoys a private setting overlooking the living space below. Hardwood flooring continues throughout, while the generously sized bedroom is complemented by a well-appointed four-piece ensuite, creating a serene and sophisticated sanctuary. This outstanding location places you just steps from the acclaimed

restaurants, cafés, boutiques, and vibrant atmosphere of 4th Street and 17th Avenue. Scenic river pathways, Stampede Park, the MNP Community & Sport Centre, and the Erlton LRT Station are all within walking distance, offering unparalleled convenience for recreation, entertainment, and commuting. Stylish, versatile, and exceptionally located, this move-in-ready residence seamlessly blends loft-inspired architecture with everyday comfort, delivering an elevated lifestyle in one of Calgary's most sought-after neighbourhoods. NOTE: Seller will pay to refinish hardwood floors on firm sale.