

407, 903 19 Avenue SW
Calgary, Alberta

MLS # A2332857



\$229,000

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator, Pantry, Sauna, Storage		

Inclusions: none

Downtown LIVING AT ITS BEST! Welcome to this beautifully 2-bedroom end-unit condo in one of Calgary's most inner-city neighborhood. Just steps from the vibrant shops, restaurants, cafés and patios of 17th Ave , this home offers the perfect combination of style, convenience and affordability. Inside, you'll find a bright and functional open-concept layout featuring a spacious living area, large windows, and a kitchen complete with white cabinetry and good countertop space . Enjoy your private south-facing balcony, assigned covered parking stall, The professionally managed concrete building is pet friendly (subject to board approval) and offers outstanding access to downtown, the Elbow River pathway system, Repsol Sport Centre, transit and all the amenities that make 17 Ave SW one of Calgary's most desirable area . Condo fees of \$594/month include heat, water, sewer, reserve fund contributions, professional management, building insurance, landscaping, snow removal, exterior maintenance, and more—allowing for simplified ownership and predictable monthly expenses. Whether you're a first-time buyer, professional, downsizer, or investor, this is an opportunity to own an updated home in a premier inner-city location where lifestyle and convenience come together