

404, 317 19 Avenue SW
Calgary, Alberta

MLS # A2343404



\$484,999

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	1,024 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 953
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Built-in Features, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Vinyl Windows

Inclusions: N/A

*** OPEN HOUSE: Sat., Sept. 19 - 12pm to 3pm *** -- "EXTRAORDINARY" -- That's Who You Are as a Buyer, and EXTRAORDINARY is What You Deserve for Your Next Home … A TWO-STOREY SIGNATURE LOFT WITH SERIOUS ARCHITECTURAL STYLE AND INSPIRED CREATIVITY, IN THE HEART OF HISTORIC *MISSION*. Welcome to #404 at the TAYMAR Premium Condominium Development, where Nearly 18-Foot Majestic Ceilings, Spectacular Floor-To-Ceiling Windows, and a Dramatic Open-To-Below Design create a ONE-OF-A-KIND LIVING EXPERIENCE that feels anything but conventional. This Exquisitely Upgraded and Fully Renovated Top-To-Bottom, 1023 Square-Foot Home blends Distinctive Character with Thoughtful Contemporary Luxury. The Showpiece Chef's Kitchen features an Oversized 10-Foot Island with Ample Storage on both sides, Quartz Countertops, Porcelain Onyx Backsplash, Oak Cabinetry and Under-Shelf Lighting. A Curated Collection of Premium Appliances includes an ENERGY STAR® Certified Samsung French Door Refrigerator with Beverage Centre, ENERGY STAR® Certified Bosch Dishwasher, and an Enhanced KitchenAid Induction Range with Air-Fryer/Convection Oven. Custom, Hand-Painted Limewashed Walls, Luxury Vinyl Plank Flooring, and Integrated Stair Cabinetry elevate the Living Space, while the Gas Fireplace adds Warmth to this Remarkable Setting that feels both Expansive AND Cozy. The cohesive Smart-Home System includes Philips Hue Lighting (currently programmed with "Siri" voice commands ... which can be reprogrammed to "Alexa" with buyer's speakers, if preferred), and an Ecobee Thermostat, complemented by Central Air Conditioning. A Flexible Main-Floor Den Area opens through French Doors to

the Outdoor Balcony with Natural Gas Hookup, while an Elegant 2-Piece Powder Room (with Water-Protected Limewashed Walls) completes the Main Level. Upstairs, the Generous Primary Bedroom offers a Private Retreat with a Beautifully Finished Ensuite featuring a Japanese-Style Smart Toilet and Porcelain Terrazzo Tile Shower. An ENERGY STAR® Certified LG Washer and Dryer Tower (also Certified Asthma and Allergy Friendly) adds Everyday Convenience, as does the Titled Underground Parking and Assigned Separate Storage Area. Step Outside into the Vibrant Community of Mission, where Cafés, Restaurants, Boutiques, River Pathways and the Energy of 4th Street make Urban Living a Superb and Satisfying Lifestyle. WELCOME to #404 at the "TAYMAR" ... where THE EXTRAORDINARY awaits YOU.