

105, 835 19 Avenue SW
Calgary, Alberta

MLS # A2350595

\$200,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Carport, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 718
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: NA

Inner-city living meets everyday functionality in this beautifully positioned 2-bedroom, 1-bathroom condo in Lower Mount Royal. Offering 786 sq. ft. of well-designed living space, this home puts you just steps from the energy of 17th Avenue, with restaurants, cafés, nightlife, shopping and transit all at your doorstep. The open-concept living and dining area creates an inviting space to relax or entertain, while the spacious balcony extends your living outdoors. The second bedroom adds incredible flexibility, currently equipped with a hide-a-bed and easily functioning as a home office, guest room or both. With downtown just minutes away, this is a perfect fit for the professional, first-time buyer or investor looking for an unbeatable inner-city lifestyle. Live central. Walk everywhere. Enjoy everything Calgary has to offer.