REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

407, 317 19 Avenue SW Calgary, Alberta

MLS # A2354733

$399,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,148 sq.ft.	**Age:**	1981 (45 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 1,082
Basement:	None	**LLD:**	-
Exterior:	Concrete, Stucco	**Zoning:**	DC (PRE 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: None

OPEN HOUSE: Saturday, Nov 7th 2-4:00 pm. RARE SOUTHWEST CORNER LOFT IN THE HEART OF MISSION! Soaring 18-foot ceilings, dramatic 2-storey windows and an extraordinary sense of space define this exceptional TOP-FLOOR END UNIT in one of Calgary’s most vibrant inner-city communities. Offering 2 bedrooms, 2 bathrooms, NEW FLOORING and NEW CENTRAL AIR CONDITIONING, this distinctive urban retreat combines architectural drama, contemporary comfort and an unbeatable location. Bathed in natural light from its coveted southwest exposure, the spectacular open-concept interior showcases towering windows, beautiful hardwood flooring and a striking 3-sided fireplace that creates warmth and ambience throughout the living and dining spaces. French doors extend the living area onto a private balcony overlooking the surrounding treetops, perfect for morning coffee or relaxing summer evenings. The beautifully appointed kitchen features granite countertops, stainless steel appliances, rich cognac-stained cabinetry and a generous centre island with raised breakfast bar, ideal for casual dining and entertaining. A built-in Bose speaker system adds to the atmosphere, whether hosting friends or enjoying a quiet evening at home. Completing the main level are a versatile second bedroom, equally suited as a guest retreat or home office, a stylish 3-piece bathroom and convenient in-suite laundry. An impressive architectural open-riser staircase leads to the upper-level PRIMARY LOFT RETREAT, where glass railings overlook the dramatic living space below, preserving the home's remarkable openness and connection between levels. This inviting sanctuary features generous closet space, beautiful hardwood flooring and a private 4-piece ensuite. Additional highlights include NEW CENTRAL AIR CONDITIONING, titled

heated underground parking and a separate storage locker, offering exceptional comfort and convenience in this coveted inner-city setting. Beyond your front door, experience the very best of MISSION LIVING. Stroll to the boutiques, acclaimed restaurants, cafés and lively patios along 4th Street and 17th Avenue, or explore the scenic Elbow River pathways, nearby parks and MNP Community & Sport Centre. Stampede Park and downtown Calgary are just minutes away, placing recreation, entertainment and urban amenities within easy reach. Rarely does a top-floor southwest corner loft offer such an exceptional combination of soaring architectural design, abundant natural light, thoughtful updates and an outstanding walkable location. A truly distinctive opportunity to enjoy sophisticated urban living!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of RE/MAX Realty Professionals. Information is believed to be reliable but not guaranteed.