



THE
A-TEAM

**RE/MAX
FIRST**

912 19 Avenue #202, Calgary T2T 0H7

MLS® #: **A2113538**

Area: **Lower Mount Royal**

Listing Date: **03/08/24**

List Price: **\$252,500**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **557 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **650**
Low Sqft:
Ttl Sqft: **650**

DOM

72

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Few Trees,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **None,Off Street**

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard,Boiler,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Brick,Concrete,Masonite,Mixed,Stucco,Wood**
Frame
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Track Lighting,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`6" x 0`11"
Foyer	Main	9`9" x 9`0"
Living Room	Main	14`7" x 15`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	13`6" x 11`5"
Kitchen	Main	8`11" x 11`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$482

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

0715785

Remarks

Pub Rmks:

OPEN HOUSE FRIDAY APRIL 26 2024 4:30 TO 7:00 PM SATURDAY & SUNDAY APRIL 27 & 28 2024 1:00PM TO 4:00PM Come have a look on your way home from work. Welcome To THE ONYX OF LOWER MOUNT ROYAL . Located In The Heart Of This Picturesque, Location. THE ONYX IS A Boutique Style Building with Only 11 Units And Is PET FRIENDLY. Well Maintained And Centrally Located Lower Mount Royal is One of Calgary's Favourite Neighbourhoods. With its Historical Homes And Buildings. Nicely Renovated And Move In Ready. This Unit Is AVAILABLE For IMMEDIATE POSSESSION . This 2nd Floor Unit Is South Facing With Large A Balcony. The Entire Space Is Bright And Spacious. Boosting Over 650 Sq FT Of Living Space. 1 Bedroom 1 Bathroom, In-Suite Laundry And A TITLED STORAGE LOCKER. THIS IS NOT AN AIRBNB FRIENDLY BUILDING As Voted By The Owners . Minutes To The Legendary 17th Ave And It's Many Shops, Restaurants , Bars, Pizza, Clothing & Eyeglass Boutiques, Canadian Tire, Shoppers Drug Mart And Urban Fare Super Market. There Is Always Something Going On In The Square. . Safe And Full Of Activities And People. Who Needs A Car When Downtown Or Saddledome Are Just A 5 Minute Uber Ride. Great Public Transit Times And Access To The Entire City And C-Train. Close to Parks, Bike Paths, Schools. The City Of Calgary Provides Parking Passes For It's Residence Just Apply On Line. Come Take A Look And See Your New Home And New Neighbourhood.

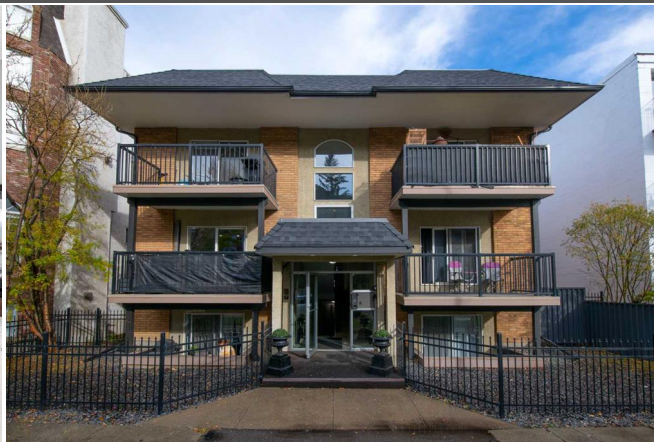
Inclusions:

MIRRORS IN BATHROOM AND FRONT ENTRY., MODULE SHELVES IN KITCHEN

Property Listed By:

Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



202-912 19 Ave SW, Calgary, AB

Main Floor Interior Area 655.00 sq ft



PREPARED: 2023/10/18

White regions are excluded from total floor area in SQUARE Feet plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





