



THE
A-TEAM

**RE/MAX
FIRST**

505 19 Avenue #310, Calgary T2S0E4

MLS® #: **A2115025** Area: **Cliff Bungalow** Listing Date: **03/22/24** List Price: **\$208,800**
Status: **Active** County: **Calgary** Change: **-\$6k, 14-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **497**
Low Sqft:
Ttl Sqft: **497**

DOM

58
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Off Street**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`11" x 10`8"	Living/Dining Room Combination	Main	13`1" x 11`3"
Kitchen	Main	11`4" x 8`1"	4pc Bathroom	Main	7`9" x 4`11"
Laundry	Main	3`0" x 2`5"			

Legal/Tax/Financial

Condo Fee: **\$383** Title: **Fee Simple** Zoning: **C-COR1 f3.0h16**
Fee Freq:

Legal Desc:	0613530	Monthly	Remarks
Pub Rmks:	<p>Welcome to your own private urban sanctuary nestled in the heart of Calgary's vibrant inner city. This meticulously designed 1-bedroom apartment offers a harmonious blend of contemporary luxury and urban convenience. Situated in the desirable Cliff Bungalow community, this apartment enjoys a highly sought-after location just a short stroll from the trendy 17th Avenue. Set within a secure and tranquil full concrete building, you'll not only enjoy a stylish living space but also a peaceful retreat from the bustling city. Step inside and be greeted by a thoughtfully laid-out living area, adorned with modern finishes and bathed in an abundance of natural light. The generously sized bedroom offers a serene escape, with ample sunlight streaming through the windows, showcasing its spaciousness. Whether you desire a king-size bed or additional furnishings, this bedroom provides the perfect sanctuary where comfort meets sophistication. The open-concept kitchen is designed with sleek countertops and ample cabinet space, creating an ideal setting for culinary exploration and creativity. The adjoining living area is both spacious and inviting, perfect for relaxation and hosting guests. The prime location ensures you'll be at the center of Calgary's vibrant cultural and culinary scene, with an array of eclectic shops, gourmet restaurants, and lively nightlife just steps away. Embrace the convenience of walking to popular cafes, boutiques, and entertainment options along the bustling 17th Avenue. Discover the epitome of urban living in this charming 1-bedroom gem, where style, comfort, and investment potential converge. Don't miss out on the chance to make this remarkable apartment your own and experience the very best of inner-city living in Calgary. Book your showing today and seize this incredible opportunity!</p>		
Inclusions:	NA		
Property Listed By:	CIR Realty		

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



