



THE
A-TEAM

**RE/MAX
FIRST**

117 19 Avenue #106, Calgary T2E 1N9

MLS®#: **A2118272**

Area: **Tuxedo Park**

Listing Date: **04/05/24**

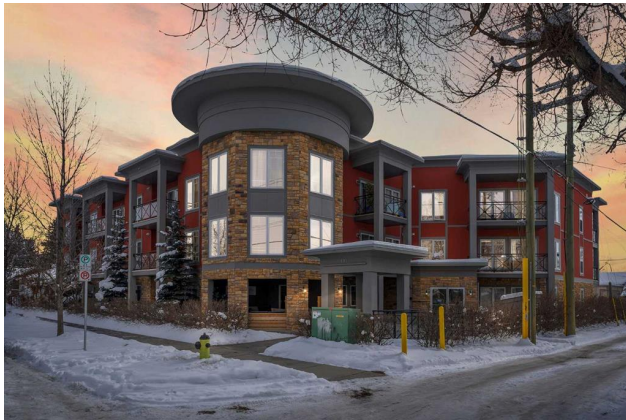
List Price: **\$279,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **913**
Low Sqft:
Ttl Sqft: **913**

DOM

44

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **City Lot,Street Lighting**
Park Feat: **Secured,Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`4" x 4`10"	4pc Ensuite bath	Main	8`3" x 7`8"
Bedroom	Main	15`1" x 12`0"	Dining Room	Main	13`10" x 8`5"
Foyer	Main	9`1" x 8`11"	Kitchen	Main	13`10" x 8`7"
Living Room	Main	13`10" x 12`5"	Den	Main	6`5" x 7`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$666

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

1110222

Remarks

Pub Rmks:

1 BED - 1 DEN - 2 BATH | UNDERGROUND PARKING | 900+ SF | Introducing a true gem nestled in the heart of Tuxedo Park, one of Calgary's most sought-after communities, where luxury seamlessly merges with convenience. This stunning 1-bedroom condo, complete with an additional den/office space and 1.5 bathrooms, redefines urban living. Experience the ultimate in convenience with in-unit laundry facilities, adding to the ease of everyday life. Step inside to discover a sophisticated interior boasting a sleek design, featuring renovated paint, baseboards, flooring, and knockdown ceilings reaching an impressive 9 feet high. Sunlight streams effortlessly through the expansive vinyl windows, illuminating the spacious layout and accentuating the sense of openness. The kitchen serves as the focal point of this exquisite residence, showcasing premium features that elevate both style and functionality. Imagine preparing meals in a culinary haven equipped with granite countertops, stainless steel appliances, complemented by dark cabinetry that adds a touch of sophistication. The addition of a stylish backsplash enhances the aesthetic appeal while providing practicality and easy maintenance. This property boasts a range of upgrades, including renovated bathrooms adorned with tiles and featuring a luxurious tub, ensuring a spa-like experience right at home. Strategically situated in a vibrant, high-amenity area, residents enjoy access to an array of conveniences right at their doorstep. From trendy cafes and restaurants to boutique shops and recreational facilities, everything you need is just moments away. In addition to the luxurious interiors and prime location, enjoy the added convenience of a titled parking spot in the heated underground parkade, ensuring your vehicle stays protected year-round. Don't let this opportunity pass you by - indulge in the perfect blend of style and functionality by scheduling your viewing today. Experience the epitome of urban living in this meticulously renovated condo, where every detail has been thoughtfully designed to enhance your lifestyle.

Inclusions:

n/a

Property Listed By:

Real Broker

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





