



THE
A-TEAM

**RE/MAX
FIRST**

838 19 Avenue #107, Calgary T2T6H2

MLS® #: **A2162743** Area: **Lower Mount Royal** Listing Date: **09/05/24** List Price: **\$429,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,107**
 Low Sqft:
 Ttl Sqft: **1,107**

Guest,Heated Garage,Secured,Titled,Underground

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Chandelier,Granite Counters,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	7`1" x 8`11"	4pc Ensuite bath	Main	5`0" x 8`11"
Bedroom - Primary	Main	20`3" x 10`6"	Living Room	Main	17`0" x 19`4"
Bedroom	Main	12`11" x 10`7"	4pc Bathroom	Main	5`2" x 9`11"
Kitchen	Main	10`3" x 17`4"	Dining Room	Main	8`8" x 14`3"
Foyer	Main	7`5" x 7`2"			

Legal/Tax/Financial

Condo Fee: **\$636** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq: **Monthly**

Legal Desc: 0113505

Remarks

Pub Rmks: **Spacious 2-Bedroom Condo with Expansive *PRIVATE* Patio in Mount Royal! Welcome to this exceptional 2-bedroom, 2-bathroom condo, offering 1,102 square feet of indoor living space on a beautiful tree-lined street in the heart of Mount Royal. The well-lit open floor plan, enhanced by 9-foot ceilings, creates a bright and inviting atmosphere perfect for modern living. The primary bedroom is a serene retreat, complete with a luxurious 4-piece ensuite and double closets for ample storage. The second bedroom is equally inviting, featuring a large window that fills the space with natural light and a roomy closet for added convenience. The spacious kitchen is a chef's delight, featuring granite countertops and stainless-steel appliances, making cooking a breeze. A stacked washer and dryer are conveniently located in the generous in-suite laundry room, offering both practicality and extra storage space. One of the rare highlights of this suite is the "MASSIVE AND PRIVATE " oversized 739 sq ft outdoor patio, measuring an impressive 23 by 31 feet. This incredible space is perfect for outdoor entertaining, dining, and relaxation—an outdoor oasis right in the city. Situated just two blocks from 17th Avenue, you'll be within walking distance of your favorite restaurants, coffee shops, and essential retailers like Best Buy, Save-On-Foods, and Canadian Tire. Enjoy the perfect blend of tranquility and convenience in this sought-after community. Don't miss the chance to call this stunning Mount Royal condo your new home!**

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

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