

835 19 Avenue #302, Calgary T2T0H6

MLS® #: **A2171974** Area: **Lower Mount Royal** Listing Date: **10/16/24** List Price: **\$229,000**
 Status: **Active** County: **Calgary** Change: **-\$6k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **600**
 Low Sqft:
 Ttl Sqft: **600**

DOM

36
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Carport,Covered,Secured,Stall**

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stucco,Wood Frame**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`11" x 7`11"	Dining Room	Main	7`11" x 6`11"
Living Room	Main	13`9" x 11`1"	Bedroom - Primary	Main	12`1" x 11`1"
Laundry	Main	5`8" x 5`2"	Storage	Main	6`6" x 2`10"
4pc Bathroom	Main		Balcony	Main	13`4" x 5`8"

Legal/Tax/Financial

Condo Fee: **\$508** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **9911546**

Remarks

Pub Rmks: **New Price! Fantastic value for this top floor street facing unit, vacant and "move in ready" located on quiet tree lined street in heart of Lower Mount Royal. Spacious bright one bedroom unit with covered deck featuring downtown views, secure covered parking and dedicated storage locker. Steps away from vibrant 17Ave, yet located on a quiet street with gorgeous brick architecture, upscale infills and century homes. Enter the updated lobby of this building and take the elevator up to your top floor unit. The condo is filled with light - featuring off white paint, neutral laminate flooring, new lighting fixtures, updated white kitchen. The spacious living room leads out to a covered balcony with downtown views, aluminum rails and duradek flooring! The contemporary kitchen looks on trend with white cabinetry, updated counters & newer appliances including the ceramic top convection oven. A dedicated dining space which could accommodate friends and family, as well as a buffet hutch for further storage. Generous primary suite with wallpaper backdrop on one wall - lots of room for a king bed or larger furniture pieces. Four piece bathroom and dedicated laundry/storage room featuring full sized front load washer/dryer. This unit also comes with covered secured parking spot plus storage locker on main level. Well managed building with updated lobby and elevator. A short stroll to coffee shops, restaurants, shopping, parks and the river pathways. Smaller pets accepted. From nightlife to shopping to cafes to parks, this area checks all of the boxes and the unit is impeccable and move-in-ready. Perfect for an investor or for a buyer who wants a lock and leave lifestyle in the heart of one of Calgary's best communities.**

Inclusions: **NA**
Property Listed By: **Sotheby's International Realty Canada**

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







