

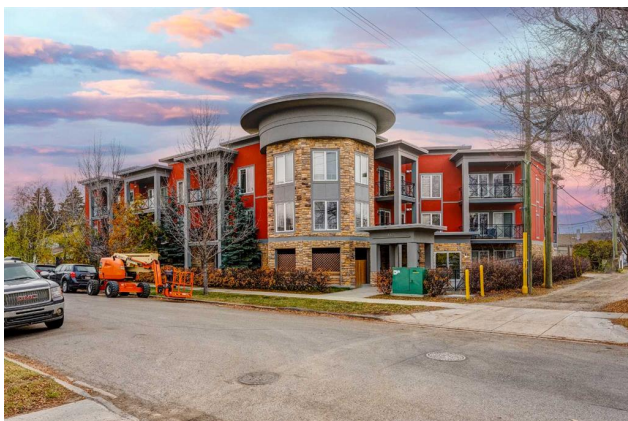


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 19 Avenue #107, Calgary T2E 1N9**

MLS®#: **A2176732**      Area: **Tuxedo Park**      Listing Date: **10/31/24**      List Price: **\$309,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 05-Dec**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Heated Garage, Parkade, Secured, Titled, Underground**

Finished Floor Area

Abv Sqft: **1,009**  
 Low Sqft:  
 Ttl Sqft: **1,009**

DOM

**51**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`2" x 17`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 14`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 12`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 12`11"</b>	<b>Office</b>	<b>Main</b>	<b>6`8" x 7`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`11" x 6`7"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>8`6" x 6`4"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$722

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 1110222

Remarks

Pub Rmks: **Welcome to Your Urban Oasis in Tuxedo Park Discover the perfect blend of style and convenience in this stunning 2bed + den condo. Located in the heart of Tuxedo Park, you'll enjoy the luxury of urban living with easy access to all that Calgary has to offer. Key Features: Open-Concept Living: Spacious and inviting open-concept living area, perfect for entertaining. Primary Bedroom Retreat: Large primary bedroom with a walk-in closet and a luxurious ensuite bathroom. Functional Layout: Second bedroom, a dedicated den for a home office, and two well-appointed bathrooms. Modern Kitchen: Stylish kitchen with dark oak cabinets, granite countertops, stainless steel appliances, and a breakfast bar. Abundant Natural Light: Large windows and sliding patio doors flood the space with natural light and the option for direct access to your condo. Convenience: Amenity rich location, close proximity to 16th Avenue, SAIT, Confederation Park, Chinatown, and downtown Calgary. Underground Parking: Secure your vehicle in the heated, titled underground parking space. Don't miss this opportunity to own a versatile and stylish condo in one of Calgary's most desirable neighborhoods.**

Inclusions: none  
Property Listed By: First Place Realty

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





