



THE
A-TEAM

**RE/MAX
FIRST**

303 19 Avenue #105, Calgary T2S 0E1

MLS® #: **A2183239**

Area: **Mission**

Listing Date: **12/12/24**

List Price: **\$320,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **711**
Low Sqft:
Ttl Sqft: **711**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

41
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall, Underground**

Utilities and Features

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

Construction: **Brick, Stucco, Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7' 7" x 4' 11"
Kitchen	Main	8' 6" x 11' 11"
Office	Main	6' 10" x 4' 11"

Room	Level	Dimensions
Bedroom	Main	14' 6" x 10' 4"
Living Room	Main	18' 11" x 16' 1"
Storage	Main	3' 6" x 4' 7"

Legal/Tax/Financial

Condo Fee:
\$605

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 0310691

Remarks

Pub Rmks: **Welcome to your dream condo in the heart of Mission! This beautifully maintained main-floor unit offers the perfect balance of comfort, style, and convenience. Featuring 1 bedroom + den, the open-concept design is highlighted by premium finishes throughout, making it the ideal space to call home. Step inside and be greeted by 9-foot ceilings, creating a bright and airy atmosphere. The living room, anchored by a cozy gas fireplace, is perfect for relaxing or entertaining. The kitchen is a chef's delight, showcasing sleek granite countertops, an eating bar, ample storage, and brand-new 2024 dishwasher and fridge. The oversized bedroom is a tranquil retreat, complete with a walk-in closet and ensuite access. The den offers versatility—ideal for a home office, reading nook, or guest space. An oversized 16 sq. ft. front closet provides convenient additional storage. The true gem of this condo is the private, south-facing fenced patio and yard. With maintenance-free landscaping, sprinklers (covered by condo fees), and plenty of space for gardening, lounging, or soaking up the sun, this outdoor sanctuary is a rare find in condo living. Other highlights include brand-new carpet installed in December 2024, in-suite laundry for ultimate convenience, and a titled parking stall. Plus, you'll be within walking distance to the Elbow River, local restaurants, shops, and all the vibrant amenities Mission is known for. This home offers the best of both comfort and location. Don't miss this fantastic opportunity—schedule your viewing today!**

Inclusions: N/A
Property Listed By: MaxWell Capital Realty

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





