



THE
A-TEAM

**RE/MAX
FIRST**

303 19 Avenue #102, Calgary T2S 0E1

MLS® #: **A2185360**

Area: **Mission**

Listing Date: **01/03/25**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **827**
Low Sqft:
Ttl Sqft: **827**

DOM

19
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Elevator,High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`11" x 9`10"
Living Room	Main	12`2" x 11`11"
3pc Bathroom	Main	8`5" x 6`6"
Storage	Main	5`1" x 5`3"
Walk-In Closet	Main	6`5" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`5" x 7`6"
Kitchen	Main	9`3" x 8`6"
Entrance	Main	9`5" x 4`7"
Bedroom - Primary	Main	11`10" x 9`11"
4pc Ensuite bath	Main	7`9" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$700

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0310691**

Remarks

Pub Rmks: **Experience upscale living in the heart of the city! This stunning main-floor condo offers 2 spacious bedrooms and 2 modern bathrooms, featuring an open-concept design with soaring 9-foot ceilings. The kitchen is a chef's dream, with sleek granite countertops and a stylish eat-up bar, perfect for entertaining. Large corner unit windows fill the living and dining areas with abundant natural light, creating a warm and inviting atmosphere. The primary bedroom boasts a thoughtfully designed built-in closet organizer that leads directly into the ensuite bathroom for added convenience. Additional highlights include a generous storage room and in-suite laundry equipped with a full-size washer and dryer. Located just steps from the vibrant 17th Avenue, you'll have easy access to Calgary's finest restaurants, cafés, pubs, bars, and shops. This desirable inner-city condo in the sought-after Maison Neuve complex is a rare find and won't stay on the market for long. Don't miss your chance to make it yours!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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























