



THE
A-TEAM

**RE/MAX
FIRST**

916 19 Avenue #306, Calgary T2T 0H7

MLS® #: **A2187802**

Area: **Lower Mount Royal**

Listing Date: **01/15/25**

List Price: **\$460,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1992**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,254**
Low Sqft:
Ttl Sqft: **1,254**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat:

Assigned,Covered,Parkade,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`4" x 8`3"	Dining Room	Main	10`8" x 6`5"
Living Room	Main	15`9" x 12`6"	Foyer	Main	9`7" x 5`6"
Laundry	Main	2`11" x 2`7"	Storage	Upper	7`6" x 6`9"
Loft	Upper	15`10" x 8`11"	Balcony	Main	14`2" x 5`6"
Bedroom - Primary	Upper	20`7" x 12`3"	Bedroom	Main	9`2" x 8`11"
3pc Bathroom	Main	7`6" x 5`4"	4pc Ensuite bath	Upper	11`10" x 7`6"

Legal/Tax/Financial

Condo Fee:
\$733

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9212080**

Remarks

Pub Rmks: **This bright and spacious 2-bedroom, 2 bathroom corner unit with downtown views is perfectly located. The open main level has 9-foot ceilings throughout, bedroom, full bathroom, and comes out to a spacious kitchen overlooking the dining room & living room with a cozy wood burning fireplace, and soaring windows with a downtown view. The second level has an exquisite master retreat encompassing the entire level, featuring a huge bedroom, walk-in closet, private ensuite, and sitting area that is perfect for a second living room or an office. Other notable features include a private balcony with downtown views & one assigned secured underground parking stall with storage cabinet. The underground parkade also includes bike storage. This lovely condo is located just steps to 17th Avenue shops & restaurants & close to shopping, schools, public transit & is just a quick drive to the downtown core. Don't miss out on this rare opportunity. Book a showing today.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Realty Professionals

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







