



THE
A-TEAM

**RE/MAX
FIRST**

505 19 Avenue #505, Calgary T2S 0E4

MLS® #: **A2196970**

Area: **Cliff Bungalow**

Listing Date: **02/24/25**

List Price: **\$239,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1968**

Finished Floor Area
Abv Sqft: **595**
Low Sqft:
Ttl Sqft: **595**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$592**
Legal Desc: **0613530**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **C-COR1**

Remarks

Pub Rmks: **Welcome to your chic MISSION/CLIFF BUNGALOW haven! Literally situated in the heart of Mission you will LOVE this location as you're within walking distance to all your favourite amenities from restaurants, shopping, grocery, to river paths system and bike trails. This exquisite 1 bedroom, 1 bathroom property offers a compact yet luxurious living space with an inviting open kitchen, breakfast bar, stainless steel appliances and an inviting eating nook. In this delightful open space, you'll appreciate the convenience of in-suite storage paired with a washer and dryer, ensuring a seamless living experience. The comfort of this home extend to a spacious living room flooded by natural lighting that flows onto a charming balcony offering a magnificent view of the bustling Mission area and downtown core. Tucked nicely off the living room and highlighted by French doors, is the generous primary. The 4-piece bathroom features an indulgent tub/shower combo providing the perfect retreat to unwind. With easy access to transit and local amenities, this condo is not just a home but a lifestyle! Look no further and call this home today.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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







