

**102, 303 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2166875**



**\$370,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** n/a

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, cafes, 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!