

409, 317 19 Avenue SW
Calgary, Alberta

MLS # A2175237



\$475,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,024 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 818
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

Stunning one of a kind loft apartment in the heart of Mission, with a vibrant community + exceptional walkability to all amenities, fabulous cafes, bars + restaurants just out the front door. Very close to the river pathway system, downtown + stampede grounds. This condo offers a perfect blend of style and convenience. With soaring two-story ceilings, huge windows + hardwood floors. Freshly painted, the open living space is bright + inviting. The newly renovated kitchen features a large island, pantry + modern stainless steel appliances (stove never used, new fridge + garburator). Beautiful custom draperies + Lutron lighting throughout. Enjoy the urban views from your private balcony or relax by the gas fireplace. The loft bedroom includes a luxury ensuite + laundry overlooking the spacious living area. A main floor powder room adds convenience. Complete with titled underground parking, this centrally located condo offers unbeatable walkability and modern living at its finest.