

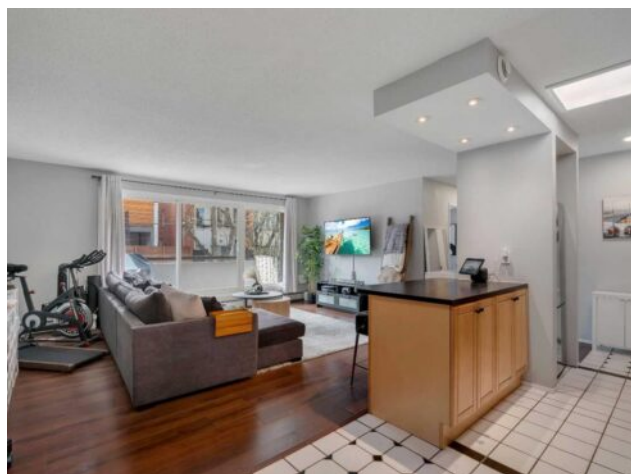


GRASSROOTS
REALTY GROUP

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307, 903 19 Avenue SW
Calgary, Alberta

MLS # A2307745



\$244,500

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Pantry Cabinets

Welcome to 903 19 Avenue SW, perfectly positioned in the highly sought-after community of Lower Mount Royal. Just two blocks from 17th Avenue SW Calgary, you're steps away from some of the city's best restaurants, cafés, and boutique shopping, offering the ultimate inner-city lifestyle. This bright, south-facing condo features a functional open concept floor plan, enhanced by laminate flooring and neutral paint throughout, creating a clean, modern feel. Natural light pours into the living space, leading out to a large private balcony. The kitchen has been thoughtfully updated with a new stainless steel stove and fridge, complemented by new window coverings that add both style and privacy. A standout feature of this unit is the newly added in-suite washer and dryer, which provides added convenience. Both bedrooms are generously sized and offer oversized closets, while the spacious storage/laundry room near the front entry adds extra functionality. The well-managed and well-maintained CONCRETE building offers low condo fees and great amenities, including a full-sized sauna for residents to enjoy. The unit also comes with an assigned parking stall equipped with a plug-in. Unlike many inner-city properties, this location stands out by backing onto beautiful million-dollar homes rather than an alley, offering added privacy, security, and a more desirable setting.