



GRASSROOTS
REALTY GROUP

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304, 317 19 Avenue SW
Calgary, Alberta

MLS # A2317798



\$269,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	613 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Cabinet in den, Floating shelves in living room, Window curtain rods, Window blinds in bedroom

Just reduced! Ideal for those craving the inner-city lifestyle, here's your chance to get into the heart of the highly desirable & vibrant community of Mission. This lovely renovated 612 sq ft, 1 bedroom + flex space unit is sure to impress with its smartly designed layout that maximizes the space provided & emphasizes functionality. As you step in, be drawn to the updated & well-equipped kitchen offering ceiling height shaker style cabinetry, plenty of granite countertops (also in bathroom), full-size stainless-steel appliances, additional lower level storage, & a built-in breakfast bar that is ready for any occasion. Nearby, the inviting general living area is nicely framed by an electric fireplace (w/ modern tile surround) & a covered balcony & perfect for entertaining & relaxing while leaving room for a dining area or can be re-configured to your own liking/needs. Adding further value, a flex space (w/ a perfectly sized cabinet) allows for an all important work space, reading corner, or an area for your other hobbies/pursuits! Feel comfortable & rejuvenated in an environment that has been thoughtfully refreshed with a chic light colour palette pairing with stylish finishes, fixtures, & hardware throughout. The master bedroom beckons when you are ready to wind down, offering a well-sized walk-in closet with a built-in closet organizer while the lush 4-piece full bath & laundry closet (w/ full-size front loading washer & dryer) complete the package. Important features include; laminate & tile flooring throughout, BBQ gas line, & a titled heated indoor parking spot (w/ a storage locker in front). Beyond the home, enjoy being steps to the best restaurants, shops, & amenities that trendy 4th St & 17th Ave has to offer while being a short walk away from Elbow River & its many pathways. Having Downtown, the vibrant Beltline area, & the MNP Community & Sports

Centre/Lindsay Park all nearby with quick access to LRT/transit & Macleod Tr also makes this location the perfect balance between work & pleasure, come view this condo today!