



GRASSROOTS
REALTY GROUP

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104, 117 19 Avenue NE
Calgary, Alberta

MLS # A2330001



\$289,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,032 sq.ft.	Age:	2011 (15 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	0.43 Acre		
Lot Feat:	See Remarks		

Heating: Baseboard

Floors: Vinyl Plank

Roof: Membrane, Rubber

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: -

Features: Elevator, No Animal Home, No Smoking Home, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 710

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: None

Welcome to Arcadia in Tuxedo, a premier condominium offering exceptional convenience and modern upgrades in one of Calgary's most desirable inner-city communities. This bright and spacious unit offers approximately 1,030 sq. ft. of thoughtfully designed living space. Extensively renovated with over \$30,000 in upgrades, it features a contemporary design with glass doors, newer flooring, and central air conditioning throughout. The functional layout includes one large bedroom with a 4-piece ensuite, a spacious den that can serve as a children's room or additional sleeping area, and a dedicated office with extensive built-in cabinetry. The property's zoning also permits certain home-based businesses, making it an excellent opportunity for professionals seeking a convenient live/work space in the heart of Tuxedo. The modern kitchen is equipped with stainless steel appliances and opens to flexible living and work areas. Additional features include 1.5 bathrooms, in-suite laundry, and a private exterior entrance, providing both comfort and convenience for residential or professional use. Parking is a rare bonus. The owner owns two heated underground parking stalls. One stall is included in the purchase price, while the second stall is available for purchase separately. Ideally located with direct access to Centre Street and 16 Avenue NW, this home is just minutes from downtown Calgary and within easy reach of shopping, restaurants, cafés, and everyday amenities. Photos were taken when the unit was vacant and showcase the clean, bright, and versatile layout.