



GRASSROOTS
REALTY GROUP

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103, 903 19 Avenue SW
Calgary, Alberta

MLS # A2330663



\$230,000

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this bright and inviting 2-bedroom condo in the heart of highly sought-after Lower Mount Royal, perfectly positioned just two blocks from the energy and excitement of 17th Avenue SW. Step outside your door and enjoy an incredible selection of restaurants, trendy caf  s, boutique shopping, nightlife, and everyday conveniences  all while coming home to a quieter and more private residential setting. The north-facing exposure creates a bright and comfortable living environment, complemented by brand new vinyl flooring throughout the living and dining areas. Both bedrooms have also been refreshed with brand new laminate flooring extending into the closets, while brand new tile adds a fresh, polished finish to the tiled areas throughout the home. The functional kitchen features a brand new dishwasher, along with a refrigerator and stove. The spacious living area flows effortlessly onto a large private balcony, offering the perfect spot to enjoy the fresh air, take in the peaceful surroundings, or unwind at the end of the day. Both bedrooms are generously sized and offer oversized closets, providing plenty of room for comfortable living and storage. A large storage room conveniently located just off the front entry adds valuable functionality and provides plenty of space to keep your belongings organized. Located in a well-managed and well-maintained concrete building with low condo fees, residents also enjoy access to a full-sized sauna  perfect for relaxing after a busy day. The unit includes an assigned parking stall, adding valuable convenience to your inner-city lifestyle. Vacant possession is available, offering flexible showing opportunities and the convenience of a possession date that works for you. Whether you're a first-time buyer, an investor, or looking for a low-maintenance inner-city home, this refreshed Lower

Mount Royal condo puts you at the centre of it all while offering the comfort, privacy, and convenience to enjoy it.