



GRASSROOTS
REALTY GROUP

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606, 505 19 Avenue SW
Calgary, Alberta

MLS # A2331420



\$195,000

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	510 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 522
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1 f3.0h16
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Seller is willing to leave furniture behind for an investor who wants an immediate AirB&B rental property.

Welcome to an exceptional opportunity in the heart of Cliff Bungalow! This top floor, fully furnished (if desired) 1-bedroom, 1-bathroom condo offers an incredible combination of location, lifestyle, and income potential. Situated in Urban Street, this 509 sq. ft. unit is a rare find for investors seeking a property with the flexibility to generate immediate income through short-term rental opportunities, subject to applicable regulations and condominium bylaws. The seller is offering the property fully furnished (if desired), allowing the next owner to step in and start generating income without the time, expense, or hassle of furnishing a property from scratch. The efficient layout makes excellent use of every square foot, creating a comfortable and functional urban home or investment property. A titled parking stall adds tremendous value in this highly walkable inner-city location, while the condo fees include all utilities except electricity, helping simplify ownership and operating costs. Location is truly the star here. Enjoy the best of inner-city Calgary with easy access to the vibrant shops, restaurants, caf  s, and amenities of 4th Street SW and 17th Avenue, while being close to downtown, the Elbow River pathway system, and the many lifestyle attractions that make Cliff Bungalow and neighbouring Mission so desirable. The building's central location and urban setting make it particularly appealing to professionals, travelers, and those looking for a convenient Calgary base. Whether you're looking for a turn-key investment, a furnished short-term rental opportunity, a pied-  -terre, or an affordable entry into Calgary's sought-after inner city, this property delivers flexibility and exceptional potential. With furnishings included, titled parking, low-maintenance ownership, and a location that is difficult to replicate, this is an opportunity worth serious consideration.

Opportunities like this are increasingly difficult to find—book your private showing today and explore the possibilities.