



GRASSROOTS
REALTY GROUP

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109, 838 19 Avenue SW
Calgary, Alberta

MLS # A2333800



\$325,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Garage Door Opener, Heated Garage, Insulated, Parkade, Stall, Ti		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Heat Pump	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Are you looking for an updated home, living steps from 17th Ave with a huge patio? What about with titled underground parking, AC and insuite laundry? Set along tree lined 19th Ave, Mount Royal Grande offers bespoke style condos with high ceilings and a truly walkable lifestyle. One of the largest 1 bedroom layouts in the building, this home also offers a den that is comparable to a second bedroom and has an adjacent storage room for all your gear and toys. Hosting friends and family for summer soirees is a breeze with an incredible nearly 300sqf terrace patio with planter boxes for you to garden as you see fit. BBQing is a breeze with room to set up couches and a full size table. The airy renovated kitchen has had all the appliances replaced, in addition to the timeless shaker style white cabinetry. The waterfall quartz counters wrap the peninsula island with eat up bar and has additional storage on the back side. The living room will be the scene of games nights, Eurovision viewing parties and more! The primary bedroom overlooks the patio and leads through the walkthrough closet with built-ins to the cheater ensuite that has also been renovated! The front foyer hosts both the coat closet and inset stacked laundry. While this home is pet free, the building is very pet friendly, and you'll enjoy living a truly walkable life in the heart of the city — with or without a pooch. A fantastic new offering with a curated feel, this home is certain to impress. So, the only thing left to do is book a showing with your trusted agent before She Gon's!