

\$230,000 - 402, 505 19 Avenue Sw, Calgary

MLS® #A2105998

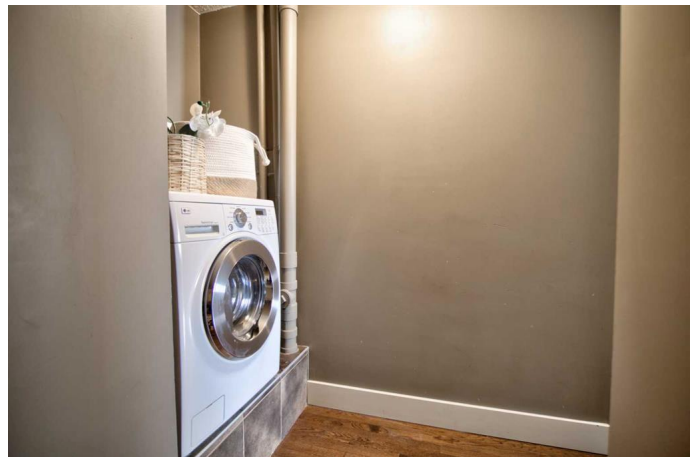
\$230,000

1 Bedroom, 1.00 Bathroom, 561 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Charming one-bedroom, one-bathroom apartment-style condo perfectly situated in the heart of Cliff Bungalow. Set amidst Calgary's top restaurant districts, this spot is a haven for food enthusiasts. Positioned at the crossroads of 4th Street and only two blocks south of 17th Ave, you'll discover yourself just moments away from a plethora of vibrant dining options. Step inside to discover a bright and impeccably finished unit. Beautiful hardwood floors grace the interior, complemented by an abundance of large windows in the living area, bathing the space in natural light. The kitchen exudes elegance with its espresso cabinetry and stainless steel appliances. The open galley style allows you to effortlessly entertain guests at the eating bar or engage in conversation from the living area while preparing meals. Sliding glass doors lead to a spacious south-facing balcony, perfect for tending to your plants or enjoying some prime people-watching during the warmer months. The bedroom boasts ample space and includes a convenient walk-in closet. A modern bathroom awaits, complete with all the necessary amenities, along with in-suite laundry for added convenience. Titled, underground parking stall included and permit only parking in the area ensures you won't have to fret about patrons to the local restaurants taking up the good spots for your visitors. Embrace a walkable lifestyle with ease, as the Elbow River Pathway, MNP Community and Sport Centre, and downtown



are all within a short distance. However, the true highlight of this residence is its unparalleled proximity to Calgary's renowned food scene. From local favourites like Beebop Doughnut Shop, Anejo, and OEB Breakfast Co. to a myriad of pubs, cafes, restaurants, bars, and fast-food joints in Mission alone, culinary adventures await just beyond your doorstep. Meanwhile, 17th Avenue offers a diverse range of dining options, from the chic Lulu Bar to the iconic Ship and Anchor, ensuring there's something to satisfy every palate. Additionally, an array of services and shops are conveniently located nearby. This condo even offers close proximity to the Stampede Grounds, allowing you to enjoy the excitement of events such as the Stampede fireworks from the comfort of your own balcony. Don't miss out on this incredible opportunity – book your showing today!

Built in 1969

Essential Information

MLS® #	A2105998
Price	\$230,000
Sold Price	\$226,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	561
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	402, 505 19 Avenue Sw
Subdivision	Cliff Bungalow

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0E4

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	7

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 19th, 2024
Days on Market	13
Zoning	C-COR1 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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