

\$249,900 - 304, 505 19 Avenue Sw, Calgary

MLS® #A2127942

\$249,900

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Back on the market due to financing, which is lucky for you!! This well-managed building in the heart of Mission offers an air BnB-friendly option and the possibility to have it furnished to help you move in faster or rent it for Stampede. A generous size the one-bedroom will not be like all the others with its large-sized spaces and convenience in this sought-after locale + underground parking. Step into this comfortable apartment, and enjoy all the natural south-facing light that floods in from the balcony door. Recently upgraded with new quartz countertops (May 2024), the kitchen exudes a modern vibe, perfectly complemented by recent paint and new light fixtures (May 2024) that illuminate the space with a contemporary flair. Sunlight streams in from the south exposure, bathing the interior in natural light and enhancing the airy ambiance. Step outside onto your private balcony, where you can soak in the vibrant energy of Mission while enjoying your morning coffee or unwinding after a busy day watching the sunset. Parking is a breeze with titled underground parking, providing security and convenience in the heart of the city. Say goodbye to laundromat visits – this unit comes complete with its own washer, coupled with access to a laundry room within the building for added convenience. The allure of this space is its hardwood floors and generously sized living areas, offering ample room for relaxation and entertaining. The crown jewel? A primary bedroom that defies



expectations with its expansive dimensions, providing a sanctuary of comfort and tranquility. It could easily fit a king bed and all other bedroom furniture needs. This unit could have the option of keeping many of the furnishings to prepare you for stampede season renting if desired. With the Elbow River blocks away the noise from 17th far away you won't hear it, but everything is close enough that you can walk to it all, you can't beat the location. Don't miss the opportunity to make this exceptional property your own, location, and lifestyle converge seamlessly. Experience the best of Calgary living in this meticulously crafted urban retreat. The building allows pets with approval: 2 or less small birds, fish, 1 cat, or one small dog that stands no higher than 10 inches at the shoulder and weighs no more than 25 pounds.

Built in 1968

Essential Information

MLS® #	A2127942
Price	\$249,900
Sold Price	\$243,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	304, 505 19 Avenue Sw
Subdivision	Cliff Bungalow

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0E4

Amenities

Amenities	Coin Laundry, Elevator(s), Laundry, Parking, Secured Parking
Parking Spaces	1
Parking	Enclosed, Heated Garage, Off Street, On Street, Owned, Parkade, Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	7

Exterior

Exterior Features	None
Construction	Brick, Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	June 21st, 2024
Days on Market	41
Zoning	C-COR1 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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