

\$349,900 - 301, 117 19 Avenue Ne, Calgary

MLS® #A2137131

\$349,900

2 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

TOP FLOOR | +1000 sq ft | 2 BED - 2 BATH |
TITLED UNDERGROUND HEATED
PARKING | Located in desirable TUXEDO
PARK | FULLY RENOVATED

Welcome to this delightful 2-bedroom, 2-bathroom condo located in the highly sought-after community of Tuxedo Park, right in the heart of Calgary. Offering over 1000 square feet of spacious living, this top-floor unit combines convenience and stunning views. Enjoy exceptional views from the comfort of your private balcony, perfect for morning coffee or evening relaxation. The in-unit laundry is conveniently located adjacent to the modern kitchen, which features modern appliances and plenty of counter space. The property features updated paint, baseboards, flooring and gorgeous 9 ft knockdown ceilings! The seamless flow from the kitchen to the dining room and into the spacious living area creates an inviting and cohesive living space. The primary bedroom includes a good-sized walk-in closet and a luxurious 4-piece ensuite bathroom. A second bedroom and an additional bathroom in the common area offer convenience and flexibility for guests or a home office. The neutral colour palette throughout the condo provides a modern and elegant backdrop, ready for your personal touches. Keep in mind that this unit includes titled, underground parking which will make your cold, winter mornings a bit more bearable! Tuxedo Park is a reputable



neighborhood known for its vibrant community and numerous amenities. Living here, you'll be close to shopping, dining, parks, and more. The central location offers easy access to major city routes, making your commute a breeze. This charming condo in Tuxedo Park is more than just a place to live—it's a place to call home. Don't miss out on the opportunity to make this beautiful property yours. Contact us today to schedule a viewing!

Built in 2011

Essential Information

MLS® #	A2137131
Price	\$349,900
Sold Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	301, 117 19 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1N9

Amenities

Amenities	Elevator(s)
Parking Spaces	1

Parking	Heated Garage, Secured, Titled, Underground
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Interior

Interior Features	Closet Organizers, Granite Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Other
Lot Description	City Lot, Street Lighting
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	July 11th, 2024
Days on Market	41
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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