

\$329,900 - 102, 117 19 Avenue Ne, Calgary

MLS® #A2152837

\$329,900

2 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

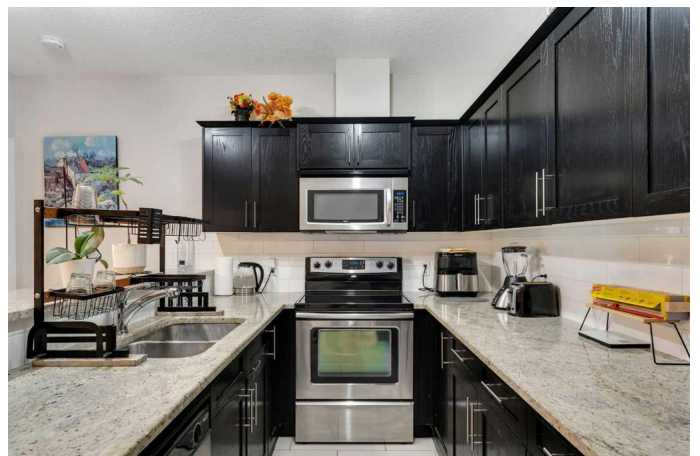
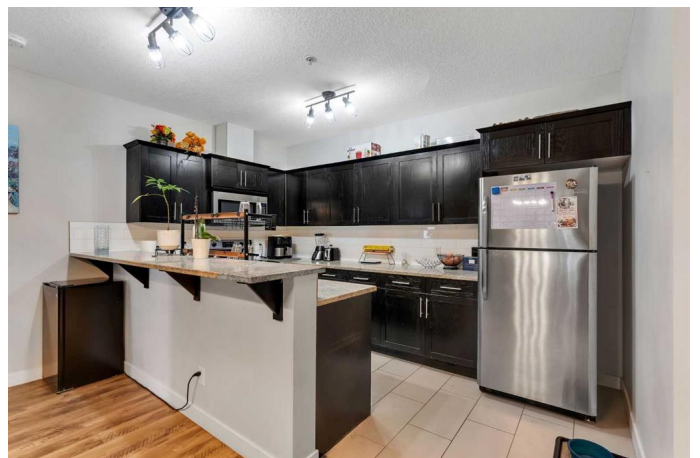
CORNER UNIT | MAIN FLOOR |
RENOVATED | UNDERGROUND PARKING |

Welcome to this charming main floor 2-bedroom, 2-bathroom condo located in the heart of Calgary's highly sought-after Tuxedo Park neighborhood. This condo offers a blend of modern updates and cozy living, making it perfect for those who enjoy city living.

As you step inside, you'll be greeted by the knock ceiling and newer lighting throughout this home. On the left side of the foyer, you'll find a dedicated laundry room with ample storage space, while on your right, there's a convenient closet for shoes and jackets. The foyer leads you to the stunning kitchen, featuring granite countertops, a gorgeous island, and stainless steel appliances, including a newer refrigerator. The cozy dining room flows into the spacious living room, ideal for entertaining guests or enjoying a relaxing movie night.

The unit includes a common full updated bathroom and a bedroom that is generously sized and convenient for guests or as a home office. There is also a spacious primary bedroom complete with a walk-in closet and a luxurious 4-piece ensuite.

Step outside to a lovely balcony, perfect for enjoying your morning coffee or a quiet evening. This condo comes with an



underground, titled heated parking stall, ensuring your vehicle is secure and warm year-round.

Conveniently located near SAIT, downtown Calgary, public transit, parks, shopping centers, and restaurants. Close to major roadways such as 16 Avenue and Deerfoot Trail, this neighborhood offers unparalleled convenience. Tuxedo Park is ideal for those who appreciate the vibrant city life and easy access to all amenities.

Don't miss the opportunity to own this beautiful condo in Tuxedo Park. Schedule your private showing today and envision your new life in this exceptional home. Additional parking available.

Built in 2011

Essential Information

MLS® #	A2152837
Price	\$329,900
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	102, 117 19 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 1N9

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Trash
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, Elevator, Granite Counters, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 15th, 2024
Days on Market	20
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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