

\$259,900 - 306, 835 19 Avenue Sw, Calgary

MLS® #A2156891

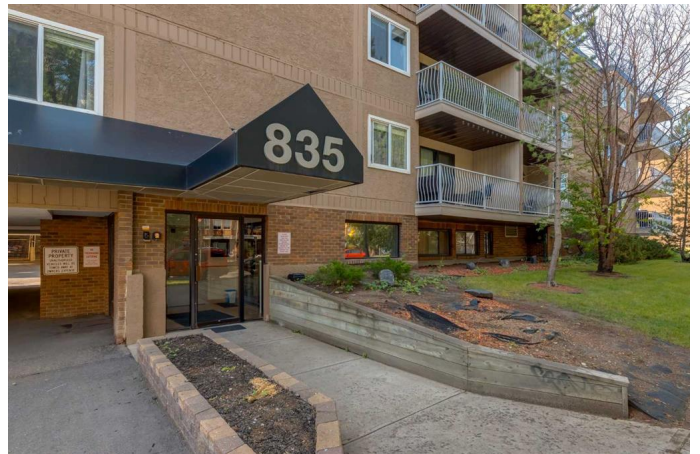
\$259,900

1 Bedroom, 1.00 Bathroom, 561 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

~\$5K PRICE ADJUSTMENT!!~ Welcome to The Hallmark! Rarely do TOP FLOOR units come available in this exceptionally managed complex. This beautifully renovated property offers stylish and modern living, just steps away from the vibrant energy of 17th Avenue. This south-facing property boasts an abundance of natural light and a beautifully renovated, freshly painted interior. The fully renovated kitchen is a chef's delight, featuring sleek stainless steel appliances, almost ceiling height cabinetry and a custom-built dining table crafted from reclaimed barn wood, adding both character and charm - perfect for cozy meals or entertaining guests. Elegant new tile flooring extends throughout the hallway and bathroom, while high-quality laminate flooring graces the main living area, creating a cohesive and modern look. You'll adore the custom wood feature wall in the expansive living room. The spacious bedroom offers ample space and a generous closet, providing plenty of storage for your wardrobe. Enjoy the convenience of RARE in-suite storage, full-sized laundry, and a spacious south-facing balcony, perfect for relaxing or entertaining. Further features include an ADDITIONAL storage locker, bicycle storage, new elevator and a covered parking stall, ensuring all your needs are met. This unbeatable location is just steps away from Save-on-Foods, Vine Arts Wine & Spirits, Goodlife Fitness, Made by Marcus, bike paths, parks, the river, and all the other fantastic 17th



Avenue amenities. Don't miss this exceptional opportunity to live in a beautifully updated home in one of Calgary's most vibrant neighbourhoods!

Built in 1979

Essential Information

MLS® #	A2156891
Price	\$259,900
Sold Price	\$246,712
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	561
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	306, 835 19 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0H6

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1
Parking	Carport, Stall

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Storage, Wood Counters, Natural Woodwork, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Storage, Balcony
Construction	Stucco, Wood Frame, Shingle Siding

Additional Information

Date Listed	August 12th, 2024
Date Sold	September 26th, 2024
Days on Market	45
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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