

410, 317 19 Avenue SW  
Calgary, Alberta

MLS # A2248333

**\$429,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Enclosed, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 869
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Everything in unit can stay!!!

Your Urban Oasis Awaits: A Lofted Condo with All-Inclusive Living!!! Imagine coming home to a bright, open sanctuary in the heart of Mission. This stunning lofted condo offers exactly that, with its soaring ceilings and flowing open-concept layout designed for both entertaining and everyday living. Best of all, it includes the ultimate modern comforts: full central air conditioning and an all-inclusive condo fee that covers every utility, even electricity. Step outside your door and into a world of convenience with an amazing walk score. You're moments from local restaurants, cafes, and shops, and just a short stroll from the Convention Centre and Stampede grounds. Inside, the main floor features a fantastic kitchen with a huge island, which flows seamlessly into the dining and living areas, anchored by a cozy three-sided fireplace. Up in your private loft, the spacious primary bedroom includes in-suite laundry, a four-piece ensuite, and a sunny private patio—your perfect spot for morning coffee. With the added benefits of underground parking and a storage locker, this home offers a truly carefree lifestyle. Don't miss this opportunity to own a piece of Mission. Contact us to see it today!