

38, 330 19 Avenue SW  
Calgary, Alberta

MLS # A2252979

**\$274,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 632 sq.ft.                         | <b>Age:</b>   | 1940 (85 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Outside, Stall                     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |                   |                 |
|--------------------|--------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Hot Water, Natural Gas         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Hardwood, Tile                 | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Tar/Gravel                     | <b>Condo Fee:</b> | \$ 583          |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Wood Frame              | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, Open Floorplan |                   |                 |

**Inclusions:** N/A

Welcome to this stunning one bedroom condo located in the trendy and highly walkable area of Mission. From the moment you approach the property, you'll be captivated by its timeless curb appeal. Meticulously landscaped grounds with mature trees, privacy hedges, and an array of flower beds set the scene as you walk up to this historic building with its classic red brick facade and charming front entrance. Proceed to the top level of the building and step inside this meticulously maintained unit, where a modern and sophisticated aesthetic awaits. The open-concept living space is bathed in natural light, creating an airy and inviting atmosphere. The rich dark hardwood and exposed brick add a touch of industrial chic to the space, and contrast perfectly with the kitchen's sleek white cabinetry and subway tile backsplash. The kitchen also features a central island with butcher block countertop and stainless steel appliances. The open floorplan makes hosting gatherings and entertaining a breeze. Down the hall, the spacious bedroom is a tranquil retreat, offering a comfortable space for rest and relaxation. A four piece bathroom and in-suite laundry machine complete the space. The ideal location of this condo allows for the best of both worlds. Step outside the door and find yourself immersed in the vibrant 4th Street corridor, a bustling hub of trendy restaurants, boutiques, and cafes. Or, take a short stroll to the scenic Elbow River pathway system, and enjoy endless opportunities for jogging, biking, or simply enjoying a leisurely walk along the water. The proximity to the downtown core—a mere 15-minute walk—makes for an effortless commute, allowing you to live a dynamic, car-free lifestyle. The building offers parking stalls on an annual lottery system, and permits are available for street parking. This home, with its exceptional

location, historic charm, and well-designed interior make it a rare find in the Calgary market. Call today to book a private showing.