

212, 317 19 Avenue SW
Calgary, Alberta

MLS # A2293757



\$299,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: None

Charming 2-bedroom, end-unit, concrete construction condo with a sunny south-facing balcony, perfectly positioned in the heart of Mission. This inviting home features an open layout with hardwood and tile flooring, a well-appointed kitchen with granite countertops, an island with seating, stainless steel appliances, a pantry, and a comfortable dining area. The spacious living room opens directly onto the balcony, creating an effortless indoor–outdoor connection. Both bedrooms offer generous closet space, and the updated 4-piece bathroom adds a fresh, modern touch. Additional conveniences include in-suite laundry, titled underground parking, an assigned storage locker, and the value of all utilities included in the condo fee. The location is exceptional—just steps to the vibrant shops, restaurants, cafes, and pubs along 17th Avenue and 4th Street, with easy access to public transit, the MNP Community & Sport Centre, Stampede Park, and the scenic river pathways.