



117 19 Avenue Calgary Alberta

\$535,000

Opportunity for the entrepreneur , if you are looking for live and work concept, this property is for you. eg. insurance, lawyer office, mortgage, property management. This 1625 sf units is located in central areas. Easy access to all areas where they are grocery stores, restaurants dancing studio, lawyer , real estate offices. This is a 2 units condos, 101A residence with 1041 sf with 2 bedrooms and one ensuite and a 4 piece bathrooms on the main floor and high ceiling. 101B office with 584 sf of space for home office, insurance agency, mortgage .You live in one side and work on other side where clients will enter through the North covered front porch. 3 underground title parking stalls . An amazing property. (id:6769)

Living room 14.67 Ft x 11.50 Ft

Dining room 12.17 Ft x 8.67 Ft

Kitchen 12.17 Ft x 8.50 Ft

Primary Bedroom 14.00 Ft x 14.00 Ft

Bedroom 10.25 Ft x 9.83 Ft

4pc Bathroom 8.17 Ft x 7.33 Ft

Other 8.08 Ft x 4.25 Ft

3pc Bathroom 9.33 Ft x 6.42 Ft

Laundry room 7.58 Ft x 3.25 Ft

Foyer 5.75 Ft x 4.50 Ft

Other 15.17 Ft x 5.50 Ft

Other 11.50 Ft x 5.50 Ft

Office 15.42 Ft x 14.08 Ft

Pantry 12.33 Ft x 11.00 Ft

Den 13.25 Ft x 11.08 Ft

3pc Bathroom 11.67 Ft x 5.67 Ft

Other 20.42 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:
Grand Realty



**RE/MAX REAL ESTATE
(CENTRAL)**

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