



# 317 19 Avenue Calgary Alberta

\$369,900

Welcome to Taymar - a highly walkable, beautifully upgraded concrete Pet-friendly condo building in the trendy neighbourhood of Mission! Just off 17th Ave and 4th St, you're close to everything you want at your doorstep - trendy shops, popular restaurants, lively nightlife, outdoor recreation, and the beautiful Elbow River. This 2 bedroom, 1 bathroom with 800sqft of open concept living space faces a tree-lined street. The living room has large windows for natural light, including the sliding glass door that takes you out to the sizeable balcony with gas line hook up, which is great for barbecuing and plenty of room for an outdoor table and chairs. Beautiful maple kitchen with large breakfast bar & pantry opening to the bright, newer granite countertops throughout, including vanity in bathroom, sunny living room with corner fireplace. The walk-in closet with organizers highlights the primary bedroom, complete with a cheater ensuite bathroom. Ample storage and a roomy second bedroom. This unit comes complete with in-suite laundry with a stacked washer/dryer, TITLED underground HEATED parking, as well as a sizeable storage locker conveniently located in front of your parking stall. The Taymar building is well maintained and secure - condo fees include electricity, gas, water, heat, parking, trash removal, recycling, snow removal, lawn maintenance, reserve fund contributions, sewer and professional management. All you pay for is your internet and cable! OH, and there are 3 visitor parking places behind the building. You're just two blocks from 17th Ave and 4th Street, only half a block away, and many other amenities. Steps away from the hustle-and-bustle of inner-city living, a block East, and you're at the picturesque Elbow River with many pathways, Lindsay Park, and the Repsol Sports Centre. It's genuinely a location you can't beat! (id:6769)

Kitchen 12.00 Ft x 11.67 Ft  
 Dining room 11.67 Ft x 7.33 Ft  
 Living room 11.67 Ft x 10.00 Ft  
 Laundry room 3.00 Ft x 2.75 Ft

Other 12.50 Ft x 6.25 Ft  
 Primary Bedroom 11.00 Ft x 10.67 Ft  
 Bedroom 10.67 Ft x 10.25 Ft  
 4pc Bathroom 10.67 Ft x 4.83 Ft

Listing Presented By:



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<http://www.sampatel.ca/>



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

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net