



317 19 Avenue Calgary Alberta

\$319,900

INCREDIBLE OPPORTUNITY AND PRICED TO SELL! Situated in the heart of Mission just off 17th Avenue & 4th Street SW, in the sought after concrete development of Taymar, this 2 bedroom suite is ideal for those seeking a great investment. Assume tenancy as an investor & later on enjoy the conveniences of the inner city lifestyle without compromise. This fabulous unit includes the added convenience of a single titled underground parking stall and assigned storage locker and offers visitor and street parking. Step inside a large front foyer and into a bright open space where natural light streams through the windows and you can enjoy fresh air from the raised balcony just off your main floor living room. This is a spacious 800sq ft unit greeted by an open concept floor plan ideal for entertaining and showcases two spacious bedrooms and full bathroom. Tastefully updated, this unit boasts granite countertops, tile and hardwood flooring throughout, stainless steel appliances, and a corner gas fireplace. The kitchen is complete with a tile backsplash, ample shaker cabinets, and centre breakfast island that maximizes your counter space. There is a designated space for a dining room and a grand south exposed living room highlighted by the warmth of the gas fireplace. The primary bedroom is generous in size and offers you a large walk-in closet and private access to a full 4 piece bathroom. The bathroom boasts ample counter space and a deep soaker tub. The second bedroom can accommodate a bed as well as a home office/den area. The convenience of in-suite laundry further enhances the practicality of this ready-to-go condo. Buying a home in Mission is all about its location. Right outside your doorstep you'll find 17th Ave and The Ship & Anchor, Model Milk, National on 17th, Una Pizza, and more. 4th Street, only half a block away, has Seed & Salt, Blaze Pizza, Foo Asian Street Fo...

Kitchen 3.66 M x 3.53 M

Dining room 3.56 M x 2.13 M

Living room 3.53 M x 3.51 M

Foyer 2.44 M x 1.60 M

Primary Bedroom 3.51 M x 3.25 M

Bedroom 3.05 M x 3.05 M

Laundry room 1.91 M x .84 M

Other 1.48 M x 1.91 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX REAL ESTATE (CENTRAL)

<http://www.joellesemmens.com/>

RE/MAX®

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

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

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