



## 303 19 Avenue Calgary Alberta

\$299,900

THIS IS IT! WELCOME TO MAISON NEUVE - DOWNTOWN LIVING IN MISSION! Are you searching for a stylish condominium with AFFORDABLE CONDO FEES and an unbeatable CENTRAL LOCATION in Calgary? How about a home with a SPACIOUS, BRIGHT FEEL? If so, this METICULOUSLY MAINTAINED UNIT is for you! Featuring brand new carpet in the bedroom, a TITLED UNDERGROUND PARKING STALL, IN-SUITE LAUNDRY, and a DEN, this is one of the LARGEST 1-BEDROOM UNITS you'll find. Located in the highly SOUGHT-AFTER SW COMMUNITY OF MISSION, this condo sits on a STREET WITH MATURE TREES, adding to its charm. The owner and long-term tenant have kept it in TIP-TOP SHAPE, ensuring it's move-in ready. The modern, open-concept layout boasts 9-FOOT CEILINGS, a stylish kitchen with a bar that seats four, a BRAND NEW 2024 DISHWASHER & FRIDGE, a generously sized storage room, and a SOOTHING GAS FIREPLACE in the living area. The HUGE MASTER BEDROOM includes a WALK-IN CLOSET and LARGE WINDOWS, filling the space with natural light. Step outside from the living area onto your LARGE SOUTH-FACING PATIO with a HUGE PRIVATE, MAINTENANCE-FREE FENCED YARD--a rare find in condo living! Plus, the water used by the sprinklers is covered by the condo board. The building is pet-friendly (with board approval) and offers a RESPONSIVE CONDO BOARD and FRIENDLY NEIGHBOURS. Looking for a solid investment? This unit has a strong rental history, making it a great opportunity for investors. As a resident, you'll love the easy access to Lindsay Park & the Elbow River, city transit, Repsol Sports Centre, 4th St. and 17th Ave shops & restaurants, multiple schools, parks, playgrounds, and the Saddledome & Stampede grounds. Plus, it's just an 8-minute walk to downtown and close to the soon-to-be-constructed Calgary Arena and Entertainment District, including Scotia Place. DON'T MISS OUT - BOOK YOUR SHOWING TODAY! (id:6769)

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 14.50 Ft x 10.33 Ft

Kitchen 8.50 Ft x 11.92 Ft

Living room 18.92 Ft x 16.08 Ft

Office 6.83 Ft x 4.92 Ft

Storage 3.50 Ft x 4.58 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca