



## 117 19 Avenue Calgary Alberta

\$325,000

Welcome to Sophisticated Living in Tuxedo Park! This exquisite TOP FLOOR unit offers a blend of modern elegance and urban convenience. With 1 bedroom, 1 bathroom, plus a versatile den/office, this spacious home is bathed in natural light from large north-facing windows. The open-concept layout features newly refreshed paint, rich hardwood flooring, and a magnificent kitchen, complete with granite countertops, rich shaker cabinetry, stainless steel appliances, and a large corner pantry. Step onto the expansive balcony for serene north-facing views, perfect for unwinding. The spacious bedroom boasts a walk-through closet that leads to a 4-piece cheater ensuite, offering both privacy and comfort. Additional features include titled underground parking, ensuring your vehicle is safe year-round and sheltered from the elements. Located just off Centre Street, in the heart of Calgary's inner city, this prime location provides quick access to downtown, as well as a variety of shops, amenities, and trendy restaurants. Don't miss your opportunity to experience this refined inner-city lifestyle! (id:6769)

Kitchen 3.61 M x 2.29 M

Primary Bedroom 4.01 M x 4.07 M

Dining room 2.42 M x 3.54 M

Other 2.48 M x 1.83 M

Living room 2.26 M x 4.51 M

4pc Bathroom 2.48 M x 2.54 M

Office 1.84 M x 1.98 M

Listing Presented By:



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