



# 117 19 Avenue Calgary Alberta

\$319,000

Welcome to Your Urban Oasis in Tuxedo Park Discover the perfect blend of style and convenience in this stunning 2bed + den condo. Located in the heart of Tuxedo Park, you'll enjoy the luxury of urban living with easy access to all that Calgary has to offer. Key Features: Open-Concept Living: Spacious and inviting open-concept living area, perfect for entertaining. Primary Bedroom Retreat: Large primary bedroom with a walk-in closet and a luxurious ensuite bathroom. Functional Layout: Second bedroom, a dedicated den for a home office, and two well-appointed bathrooms. Modern Kitchen: Stylish kitchen with dark oak cabinets, granite countertops, stainless steel appliances, and a breakfast bar. Abundant Natural Light: Large windows and sliding patio doors flood the space with natural light and the option for direct access to your condo. Convenience: Amenity rich location, close proximity to 16th Avenue, SAIT, Confederation Park, Chinatown, and downtown Calgary. Underground Parking: Secure your vehicle in the heated, titled underground parking space. Don't miss this opportunity to own a versatile and stylish condo in one of Calgary's most desirable neighborhoods. (id:6769)

Kitchen 10.00 Ft x 8.25 Ft  
Living room 12.17 Ft x 17.58 Ft  
Dining room 10.17 Ft x 14.83 Ft  
Primary Bedroom 10.92 Ft x 12.92 Ft

Bedroom 8.67 Ft x 12.92 Ft  
Office 6.67 Ft x 7.67 Ft  
4pc Bathroom 6.92 Ft x 6.58 Ft  
3pc Bathroom 8.50 Ft x 6.33 Ft

Listing Presented By:



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First Place Realty

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

**RE/MAX Realty Professionals**

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