



117 19 Avenue Calgary Alberta

\$325,000

Welcome to Arcadia in Tuxedo, a prime condominium offering exceptional convenience and modern upgrades in one of Calgary's most desirable inner-city communities. Very bright and large unit around 1030 Sq.Ft.. This extensively renovated unit (over \$30,000 spent in improvements) features a contemporary design with glass doors, newer flooring, and central air conditioning throughout. One large bedroom with four piece bathroom attached, a good sized den which can be used as kids room/sleeping space, an office with lot of cabinets, The unit is ideal for a young family /professionals as the zoning approves for certain businesses to run from home.making it an ideal opportunity for professionals seeking a live/work space in the heart of Tuxedo.The unit offers a modern kitchen with stainless steel appliances, good size den/ office layouts, 1.5 bathrooms, in-suite laundry, and a private exterior entrance. Designed for functionality and style, this space is perfect for both residential and professional use.Parking is a standout feature: the owner holds two heated stalls in the building. One stall is included with the purchase price, while the remaining one is available for separate purchase.Located with direct access to Centre Street and 16 Avenue, this property is just minutes from Downtown Calgary and surrounded by shops, restaurants, and cafes.Photos were taken when the unit was vacant, showcasing the clean and versatile layout. (id:6769)

Primary Bedroom 18.25 Ft x 13.42 Ft

Kitchen 15.50 Ft x 5.58 Ft

Dining room 7.00 Ft x 10.08 Ft

Office 8.25 Ft x 8.25 Ft

Den 13.33 Ft x 8.67 Ft

2pc Bathroom 8.25 Ft x 8.08 Ft

Other 5.33 Ft x 14.08 Ft

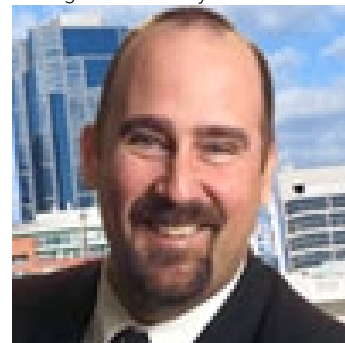
Laundry room 3.67 Ft x 3.75 Ft

Other 14.83 Ft x 5.75 Ft

Other 8.25 Ft x 3.25 Ft

4pc Bathroom 8.25 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Blue Sky

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