

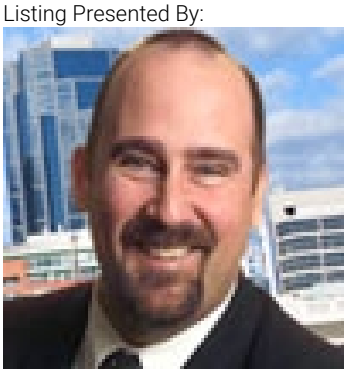
317 19 Avenue Calgary Alberta

$399,900

OPEN HOUSE: Saturday, Nov 7th 2-4:00 pm. RARE SOUTHWEST CORNER LOFT IN THE HEART OF MISSION! Soaring 18-foot ceilings, dramatic 2-storey windows and an extraordinary sense of space define this exceptional TOP-FLOOR END UNIT in one of Calgary's most vibrant inner-city communities. Offering 2 bedrooms, 2 bathrooms, NEW FLOORING and NEW CENTRAL AIR CONDITIONING, this distinctive urban retreat combines architectural drama, contemporary comfort and an unbeatable location.Bathed in natural light from its coveted southwest exposure, the spectacular open-concept interior showcases towering windows, beautiful hardwood flooring and a striking 3-sided fireplace that creates warmth and ambience throughout the living and dining spaces. French doors extend the living area onto a private balcony overlooking the surrounding treetops, perfect for morning coffee or relaxing summer evenings.The beautifully appointed kitchen features granite countertops, stainless steel appliances, rich cognac-stained cabinetry and a generous centre island with raised breakfast bar, ideal for casual dining and entertaining. A built-in Bose speaker system adds to the atmosphere, whether hosting friends or enjoying a quiet evening at home. Completing the main level are a versatile second bedroom, equally suited as a guest retreat or home office, a stylish 3-piece bathroom and convenient in-suite laundry.An impressive architectural open-riser staircase leads to the upper-level PRIMARY LOFT RETREAT, where glass railings overlook the dramatic living space below, preserving the home's remarkable openness and connection between levels. This inviting sanctuary features generous closet space, beautiful hardwood flooring and a private 4-piece ensuite.Additional highlights include NEW CENTRAL AIR CONDITIONING, titled heated underground parking and a separate storage locker, offering exceptional comfort and conv...

Foyer 11.00 Ft x 4.25 Ft
Kitchen 16.50 Ft x 9.00 Ft
Living room 18.00 Ft x 13.00 Ft
Other 9.08 Ft x 5.08 Ft
Bedroom 11.25 Ft x 10.42 Ft
3pc Bathroom 8.00 Ft x 6.00 Ft
Laundry room 2.92 Ft x 2.83 Ft
Primary Bedroom 14.42 Ft x 11.42 Ft
4pc Bathroom 8.25 Ft x 5.00 Ft

Listing Presented By:



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