

# \$274,900 - 38, 330 19 Avenue Sw, Calgary

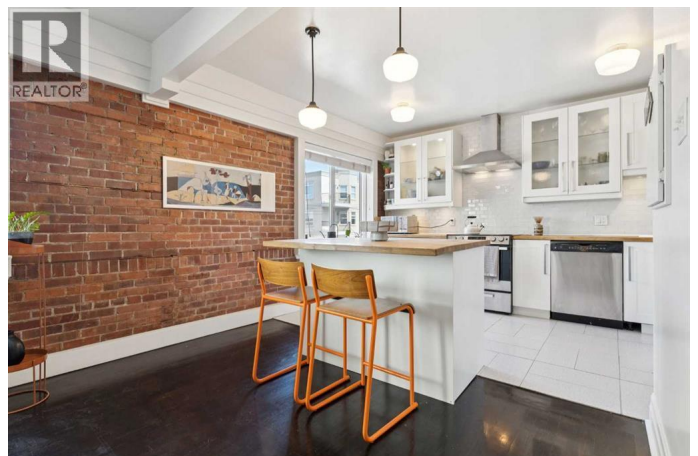
MLS® #A2252979

**\$274,900**

1 Bedroom, 1.00 Bathroom, 632 sqft  
Single Family on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this stunning one bedroom condo located in the trendy and highly walkable area of Mission. From the moment you approach the property, you'll be captivated by its timeless curb appeal. Meticulously landscaped grounds with mature trees, privacy hedges, and an array of flower beds set the scene as you walk up to this historic building with its classic red brick façade and charming front entrance. Proceed to the top level of the building and step inside this meticulously maintained unit, where a modern and sophisticated aesthetic awaits. The open-concept living space is bathed in natural light, creating an airy and inviting atmosphere. The rich dark hardwood and exposed brick add a touch of industrial chic to the space, and contrast perfectly with the kitchen's sleek white cabinetry and subway tile backsplash. The kitchen also features a central island with butcher block countertop and stainless steel appliances. The open floorplan makes hosting gatherings and entertaining a breeze. Down the hall, the spacious bedroom is a tranquil retreat, offering a comfortable space for rest and relaxation. A four piece bathroom and in-suite laundry machine complete the space. The ideal location of this condo allows for the best of both worlds. Step outside the door and find yourself immersed in the vibrant 4th Street corridor, a bustling hub of trendy restaurants, boutiques, and cafes. Or, take a short stroll to the scenic Elbow River pathway system, and enjoy endless opportunities for



jogging, biking, or simply enjoying a leisurely walk along the water. The proximity to the downtown coreâ€”a mere 15-minute walkâ€”makes for an effortless commute, allowing you to live a dynamic, car-free lifestyle. The building offers parking stalls on an annual lottery system, and permits are available for street parking. This home, with its exceptional location, historic charm, and well-designed interior make it a rare find in the Calgary market. Call today to book a private showing. (id:6289)

Built in 1940

**Essential Information**

Listing #	A2252979
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Square Footage	632
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	38, 330 19 Avenue Sw
Subdivision	Mission
City	Calgary
Province	Alberta
Postal Code	T2S0C9

**Amenities**

Amenities	Schools, Shopping
Parking Spaces	1

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer
Heating	Natural gas Hot Water

Cooling	None
# of Stories	3
<b>Exterior</b>	
Exterior	Brick
Construction	Wood frame
Foundation	Poured Concrete
<b>Listing Details</b>	
Listing Office	Engel & Völkers Calgary



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