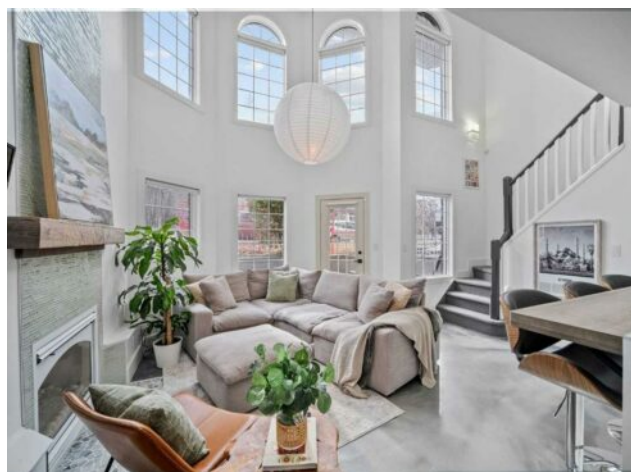


103, 916 19 Avenue SW
Calgary, Alberta

MLS # A2269008



\$519,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,343 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Concrete, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 939
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a rare loft style sanctuary in Lower Mount Royal where soaring 18 foot ceilings, beautiful updates, and a walkable inner city location create an unforgettable living experience. From the moment you step inside you are greeted with newly updated doors and knobs that bring a fresh modern feel. The entry opens into the main floor living space with heated concrete floors throughout that keep the home warm and cozy through the colder months. The kitchen features sleek stainless steel appliances, ample prep space, and a new breakfast bar that offers a casual spot for everyday meals or cocktails before heading out to the boutiques, dining, lounges, and fitness studios just steps from your door. Beside the kitchen is the dining area which now features a newly constructed wall with a transom window. Previously this space had doors leading into the flex bedroom, but the new wall provides stronger separation, privacy, and functionality while still allowing natural light to flow through. It creates a more defined dining experience and elevates the entire main floor layout. The living room is bright and inviting with large south facing windows that fill the room with sunlight and open onto a private patio perfect for quiet mornings or unwinding at the end of the day. A new custom mantle adds warmth and architectural interest that complements the modern loft style aesthetic. Heading upstairs the newly carpeted stairs add softness and sound reduction as you transition to the loft. This upper level is an impressive open flex space ideal for a home office, fitness area, reading lounge, or cozy retreat. An updated storage closet adds even more functionality for those who value thoughtful organization. The spacious primary suite sits just beyond the loft and feels calm and elevated with its updated ceiling and new pot lights that offer gentle, ambient illumination. This level also includes

a generous walk in closet and a private ensuite with double sinks and a large shower, creating a relaxing space to begin and end each day. A second full bathroom on the main level makes hosting guests or accommodating roommates effortless. Added conveniences include in suite laundry, a heated underground stall with storage, and pet friendly living. With direct first floor access and no elevator required, coming and going is easy and efficient. Set in one of Calgary's most beloved inner city communities, this home offers tree lined streets, charming cafes, specialty studios, world class dining, and lively lounges all within a short stroll. This is urban loft living at its most effortless with space, style, comfort, and walkability in perfect harmony.