

3, 124 19 Avenue NE
Calgary, Alberta

MLS # A2286092



\$299,900

Division:	Tuxedo Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, L		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 599
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, See Remarks, Storage		

Inclusions: Y

One of only five units in this well-managed inner-city complex, this spacious lower-level suite offers over 1,000 sq. ft. of functional living space and is the largest unit in the building. Facing south, the home enjoys an abundance of natural light throughout the day and is the only unit featuring a private outdoor patio—perfect for relaxing or BBQing, with direct access from the living room. This well-maintained 2-bedroom, 2-bathroom condo features an open-concept layout with a cozy gas fireplace that creates a warm focal point in the living area. The primary bedroom includes a full ensuite and a generous walk-in closet. The kitchen offers a convenient eating area and flows seamlessly into the main living space, ideal for everyday living and entertaining. Additional highlights include in-suite laundry with washer and dryer, ample in-suite storage plus additional common area storage, and an assigned rear parking stall with plug-in. Window blinds and drapes are also included. The building is self-managed by a proactive ownership group, with exterior shingles and siding previously replaced. Ideally located on a quiet street just minutes from downtown Calgary, with convenient access to major roadways, transit, and shopping. An excellent opportunity for first-time buyers, investors, or downtown professionals. Exceptional value for the size and location—this is inner-city living at its best.