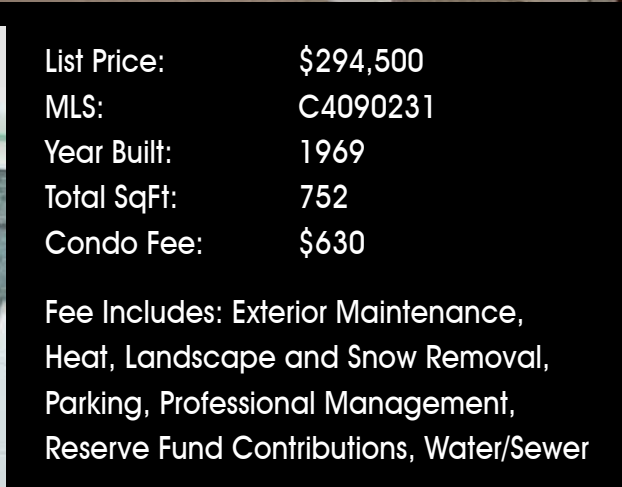


# Welcome Home to

201, 505 - 19 Avenue SW



List Price: \$294,500  
MLS: C4090231  
Year Built: 1969  
Total SqFt: 752  
Condo Fee: \$630

Fee Includes: Exterior Maintenance,  
Heat, Landscape and Snow Removal,  
Parking, Professional Management,  
Reserve Fund Contributions, Water/Sewer

Goods Included: Dishwasher-Built-In, Hood  
Fan, Refrigerator, See Remarks, Stove-  
Electric

Living Room: 18'2" X 11'9" M  
Kitchen: 13'5" X 6'10" M  
Master Bed: 12'3" X 11'3" M  
Bedroom 2: 11'5" X 8'2" M



Chris Zaharko  
Associate

ROYAL LEPAGE  
Benchmark  
INDEPENDENTLY OWNED AND OPERATED, BROKER



Chris Zaharko  
Associate

ROYAL LEPAGE  
Benchmark  
INDEPENDENTLY OWNED AND OPERATED, BROKER

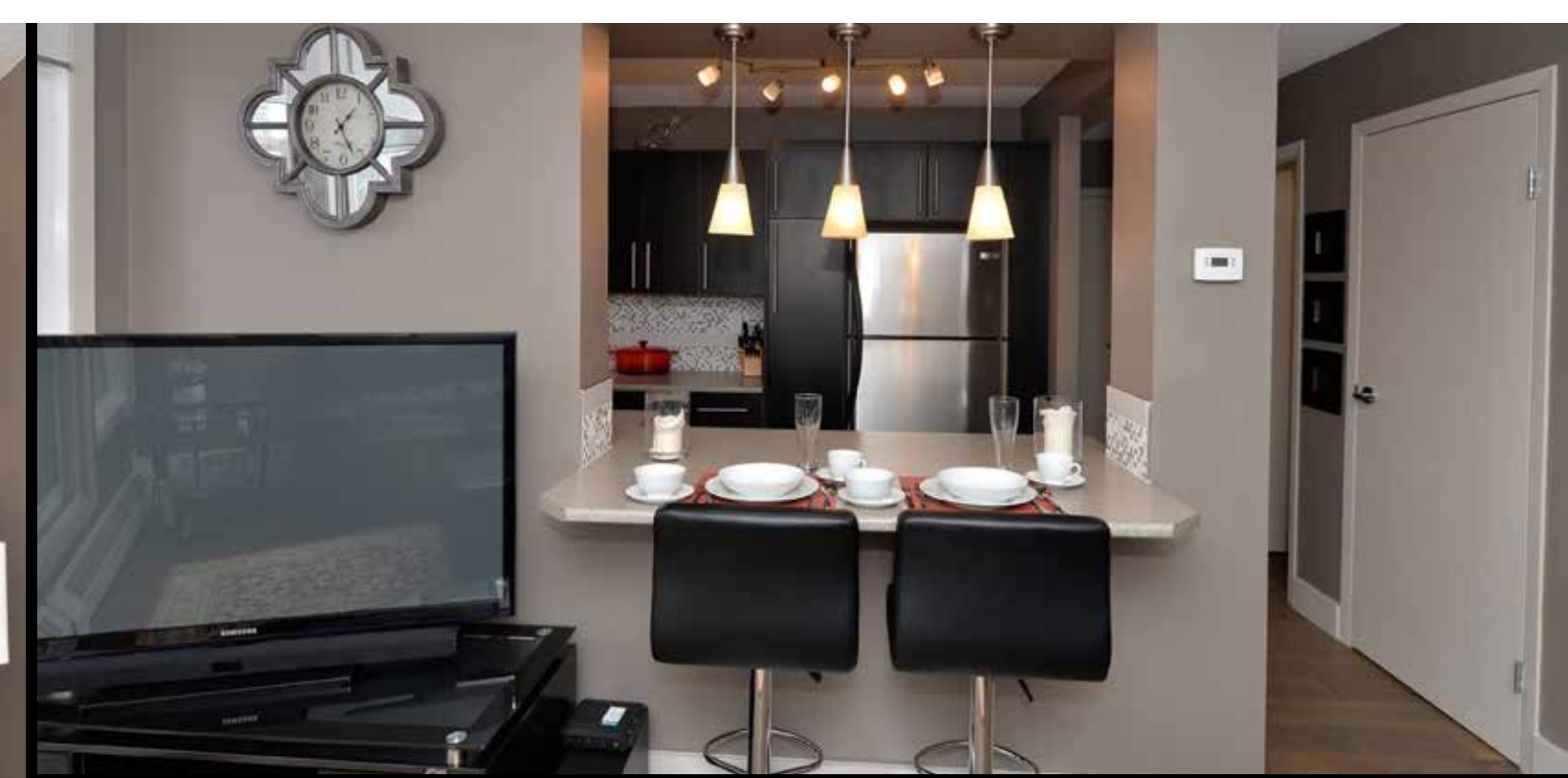
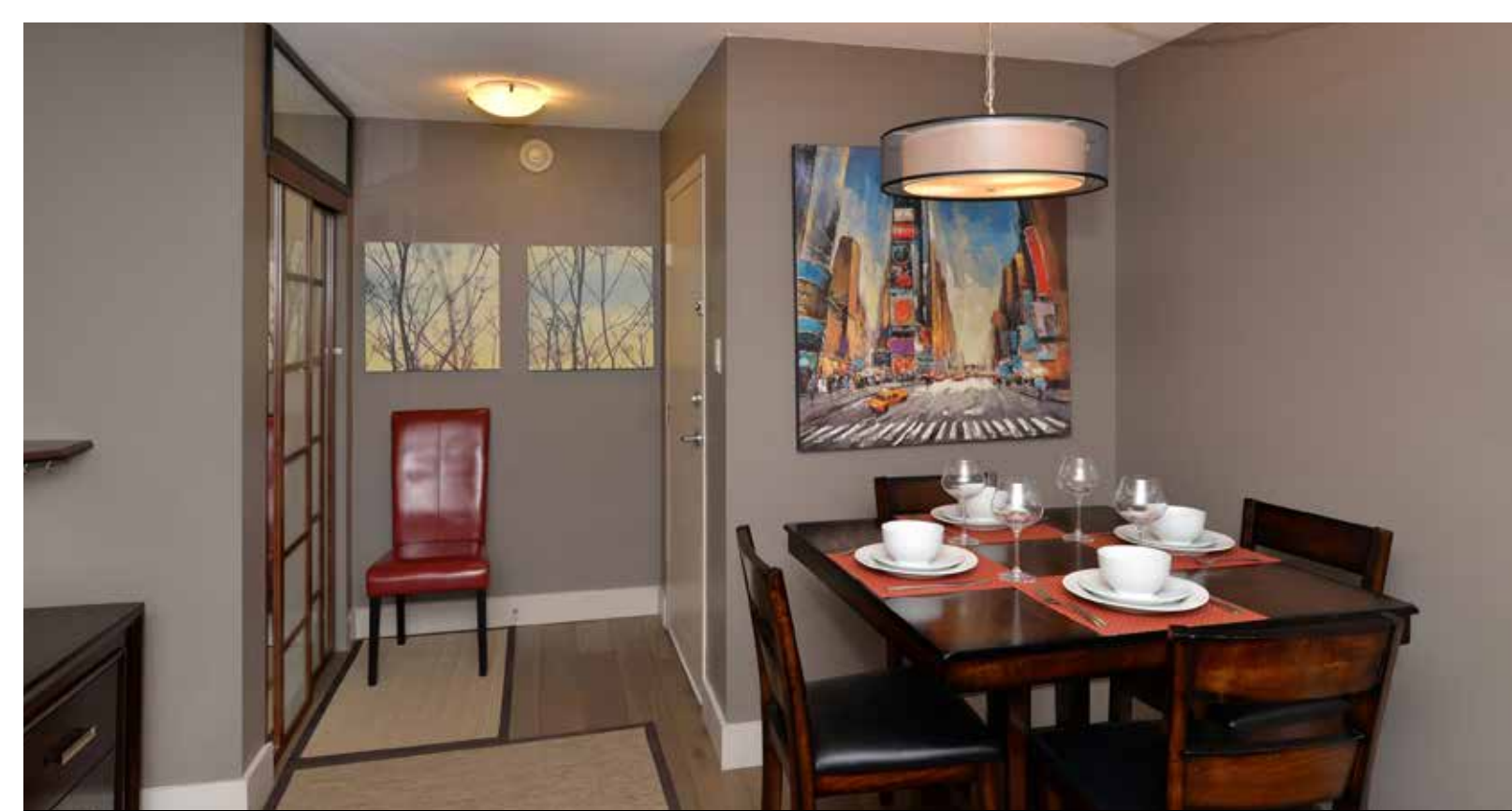
Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

Top 1% Nationally

Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

Top 1% Nationally





Gorgeous 2 bedroom corner unit at Urban Street in Cliff Bungalow! Enjoy trendy inner city living in a fantastic location - walking distance from everything you need on 4th St or 17th Ave SW. This stylish unit features 2 bedrooms, a 4-pc bath, and in-suite laundry. Open living and dining area with hardwood throughout. The living room has full-height windows and balcony access, and a passthrough to the galley style kitchen featuring contemporary cabinets & handles, stainless appliances & mosaic tile backsplash. Check out the tiling & modern vessel sink in the bathroom! Rich colours throughout, and upgraded carpet in the bedrooms gives a luxurious feel. The 2nd bedroom contains a convenient built-in Murphy bed to allow for guests when needed, while retaining the use of the bedroom as an office or exercise area. This unit also comes with a tiled underground parking space. This CONCRETE (quiet) building has been well maintained & updated - fantastic opportunity to own a turn-key unit in the inner-city!

