# 104 303 19 Avenue SW

Calgary | Active | MLS® A2341229

**$349,900**











| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2003** | **797 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Welcome to this stylish 2-bedroom, 2-bathroom condo offering 797 sq. ft. in the heart of Calgary's sought-after Mission community. Set on the main floor, this home offers a feature condo buyers will appreciate: a patio with direct access to the surrounding outdoor green space, creating an easy indoor-outdoor connection without relying on elevators every time you want some fresh air. Note this is a pet-friendly building with no size restriction on board approval

Inside, the open-concept layout is bright and inviting, with large windows, a cozy fireplace and a seamless flow between the kitchen, dining and living areas. The kitchen offers ample cabinetry, generous counter space and a raised breakfast bar that works perfectly for morning coffee, casual meals or entertaining friends.

With two bedrooms and two bathrooms, the layout offers flexibility for guests, a roommate, a home office or anyone who simply wants more separation and personal space. In-suite laundry, in-suite storage and titled underground parking add everyday convenience.

And then there's the location. Mission puts some of Calgary's best-known inner-city amenities right outside your neighbourhood. Enjoy the restaurants, cafés, shops and services of 4th Street SW, spend time walking, running or biking along the nearby Elbow River pathways, or head toward 17th Avenue and downtown when you want even more of the city.

This condo combines a practical 2-bedroom, 2-bathroom floor plan, titled underground parking, direct patio access and an unbeatable Mission lifestyle.

For investors, the current tenant's lease runs through September 2026, and the tenant has expressed interest in remaining. No renewal has been signed at this time, but renter is willing to sign and stay making this a turn key investment property with excellent tenant.

If you've been searching for a main-floor condo for sale in Mission Calgary, a 2-bedroom condo near 4th Street SW, or an inner-city Calgary condo near the Elbow River pathways, this one deserves a closer look.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2341229 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2003 |

| | |
|---|---|
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 797 sq. ft. |
| **Main Level Finished Area:** | 797 sq. ft. |
| **Condo Fee:** | $703.72 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water |
| **Acreage:** | No |
| **Front Exposure:** | East |
| **Unit Exposure:** | East |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 2003 (Age: 23) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |

| | |
|---|---|
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0310691 |
| **Heating:** | In Floor, Forced Air, Natural Gas |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Stucco, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Rolled/Hot Mop |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Wood |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Parkade, Stall, Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Maison Neuve |
| **Community:** | Mission |
| **Amenities:** | Elevator(s), Parking |

| | |
|---|---|
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | noen |
| **Restrictions:** | Board Approval, Utility Right Of Way |
| **Pets Allowed:** | Yes |
| **Main Floor** | Bedroom - Primary · 11'10" × 9'11" · |
| **Main Floor** | Kitchen · 13'1" × 8'8" · |
| **Main Floor** | Living Room · 18'10" × 11'9" · |
| **Main Floor** | Storage · 7'6" × 4'9" · |
| **Main Floor** | Bedroom · 11'9" × 9'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Other, Park, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), Kitchen Island |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | DC (pre 1P2007) |
| **Listed Date:** | Aug 30, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/104-303-19-avenue-sw-calgary-a2341229/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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