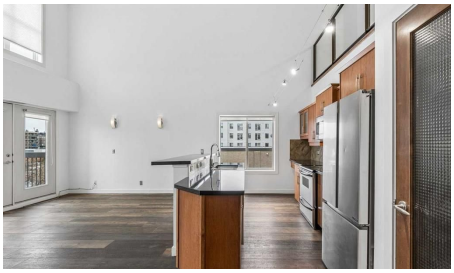
407 317 19 Avenue SW

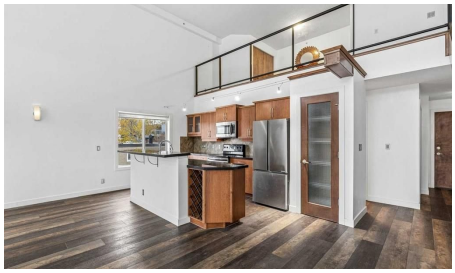
Calgary | Active | MLS® A2354733

$399,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1981**	**1,147.75 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

OPEN HOUSE: Saturday, Nov 7th 2-4:00 pm. RARE SOUTHWEST CORNER LOFT IN THE HEART OF MISSION! Soaring 18-foot ceilings, dramatic 2-storey windows and an extraordinary sense of space define this exceptional TOP-FLOOR END UNIT in one of Calgary’s most vibrant inner-city communities. Offering 2 bedrooms, 2 bathrooms, NEW FLOORING and NEW CENTRAL AIR CONDITIONING, this distinctive urban retreat combines architectural drama, contemporary comfort and an unbeatable location.

Bathed in natural light from its coveted southwest exposure, the spectacular open-concept interior showcases towering windows, beautiful hardwood flooring and a striking 3-sided fireplace that creates warmth and ambience throughout the living and dining spaces. French doors extend the living area onto a private balcony overlooking the surrounding treetops, perfect for morning coffee or relaxing summer evenings.

The beautifully appointed kitchen features granite countertops, stainless steel appliances, rich cognac-stained cabinetry and a generous centre island with raised breakfast bar, ideal for casual dining and entertaining. A built-in Bose speaker system adds to the atmosphere, whether hosting friends or enjoying a quiet evening at home. Completing the main level are a versatile second bedroom, equally suited as a guest retreat or home office, a stylish 3-piece bathroom and convenient in-suite laundry.

An impressive architectural open-riser staircase leads to the upper-level PRIMARY LOFT RETREAT, where glass railings overlook the dramatic living space below, preserving the home's remarkable openness and connection between levels. This inviting sanctuary features generous closet space, beautiful hardwood flooring and a private 4-piece ensuite.

Additional highlights include NEW CENTRAL AIR CONDITIONING, titled heated underground parking and a separate storage locker, offering exceptional comfort and convenience in this coveted inner-city setting.

Beyond your front door, experience the very best of MISSION LIVING. Stroll to the boutiques, acclaimed restaurants, cafés and lively patios along 4th Street and 17th Avenue, or explore the scenic Elbow River pathways, nearby parks and MNP Community & Sport Centre. Stampede Park and downtown Calgary are just minutes away, placing recreation, entertainment and urban amenities within easy reach.

Rarely does a top-floor southwest corner loft offer such an exceptional combination of soaring architectural design, abundant natural light, thoughtful updates and an outstanding walkable location. A truly distinctive opportunity to enjoy sophisticated urban living!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354733

Bedrooms	2
Bathrooms	2
Year Built	1981
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-Multi Level Unit
Total Living Area:	1,147.75 sq. ft.
Main Level Finished Area:	840.01 sq. ft.
Upper Level Finished Area:	307.74 sq. ft.
Condo Fee:	$1,082.32
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	End Unit, No One Above
Total Rooms Above Grade:	5
Year built:	1981 (Age: 45)

Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0311698
Heating:	Fan Coil, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Three-Sided
Garage:	No
Parking:	Heated Garage, Parkade, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest

Condo Name:	Taymar
Community:	Mission
Amenities:	Elevator(s), Secured Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Foyer · 11' × 4'3" ·
Main Floor	Kitchen · 16'6" × 9' ·
Main Floor	Living Room · 18' × 13' ·
Main Floor	Balcony · 9'1" × 5'1" ·
Main Floor	Bedroom · 11'3" × 10'5" ·
Main Floor	Laundry · 2'11" × 2'10" ·
Upper Level	Bedroom - Primary · 14'5" × 11'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/407-317-19-avenue-sw-calgary-a2354733/

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