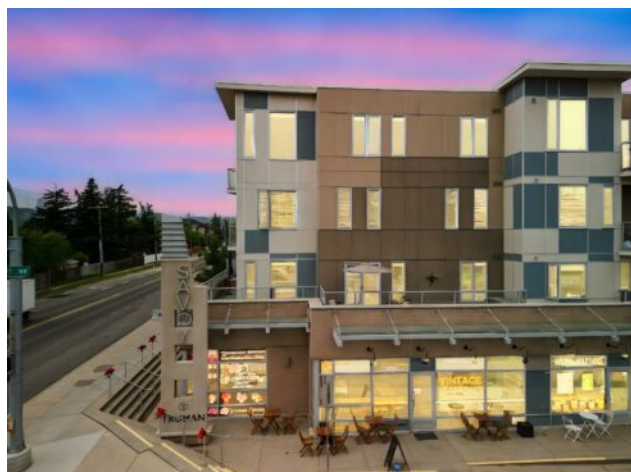


208, 119 19 Street NW  
Calgary, Alberta

MLS # A2232122



## \$579,900

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 592
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Bookcases, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows

**Inclusions:** N/A

Welcome to elevated living in this elegant 2-bedroom, 2-bathroom condo that perfectly blends style, comfort, and function. Featuring two private patios, this stunning home offers incredible outdoor space &mdash; a south-facing balcony that floods the interior with natural light through oversized windows and an east-facing balcony with downtown views, ideal for enjoying your morning coffee. The chef-inspired kitchen is equipped with a gas cooktop, built-in wall oven, and sleek cabinetry, perfect for cooking and entertaining. The open-concept layout flows seamlessly into a bright and spacious living area designed to impress. The luxurious primary suite features a spa-like ensuite with a stand-alone shower, deep soaker tub, marble-accented walls, and plenty of built-in storage. A second bedroom and full bathroom offer flexibility for guests, a home office, or family. This unit is complete with secure underground heated parking and in-unit air conditioning. Located in a highly desirable area close to shops, cafes, and transit, this is a rare opportunity for refined, lock-and-go living. Don't miss your opportunity to call this place home and schedule your private showing today!