



#401, 317 - 19 Avenue SW
TAYMAR BUILDING

Experience refined urban living where soaring ceilings, dramatic walls of glass, and tranquil treetop views create an unforgettable backdrop in the heart of Mission.

Top-floor end-unit, this two-storey loft offers over 1,145 sq. ft., central A/C, titled underground parking, and downtown views. Dramatic two-storey windows fill the home with natural light, highlighting hardwood floors and open living spaces. The kitchen features granite countertops, stainless steel appliances, a large island with breakfast bar, and pantry. A three-sided fireplace connects the living and dining areas, with French doors opening to a private balcony. The main floor includes a second bedroom or den, 3-piece bath, and in-suite laundry. Upstairs, the loft-style primary suite offers privacy and a 4-piece ensuite. Steps from 4th Street, 17th Avenue, river pathways, MNP Centre, Stampede Park, and transit, this move-in-ready home offers style, flexibility, and an unbeatable location. Seller will refinish hardwood floors on firm sale.

Goods Included: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave/hood fan, ceiling fan and all furnishings

Condo Fees: \$1085,73/Monthly

Fees Include: Common Area Maintenance, **Electricity**, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

Size: 1,148 sq ft

Taxes: \$2,975.00 (2025)

Possession: Negotiable

Parking: One Titled Parking Underground #67

Storage: W

\$399,900