

# \$299,900 - 401, 823 19 Avenue Sw, Calgary

MLS® #A2205329

**\$299,900**

2 Bedroom, 1.00 Bathroom, 711 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Rare Find in Desirable Lower Mount Royal!  
This charming top-floor, end-unit two-bedroom condo is nestled on a quiet, tree-lined street in the heart of Lower Mount Royal—perfect for a first-time homeowner!

Located in a solid concrete building, you won't have to worry about noise from neighbors. This unique unit, owned by an artist, features vibrant and creative colors that bring the space to life. Have a coffee or drink on the balcony and enjoy the sun in the morning and the end of the day. Enjoy the convenience of in-suite laundry—a rare perk in this building!

Recent updates include:

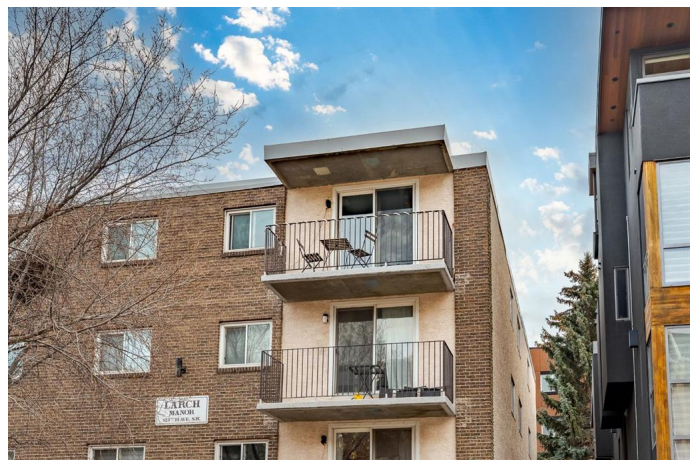
- New vinyl flooring in the living room
- Freshly painted ceiling, baseboards, and entire bathroom. All doors and closets painted

- Updated track lighting in the kitchen

The spacious bedrooms have plush carpeting, while the hallway, kitchen, bathroom, and dining area feature easy-to-maintain tile flooring. The kitchen is a standout with granite countertops, black appliances, and natural wood cabinetry, plus an extra window for added light and airflow thanks to its end-unit location.

The bathroom boasts a soaker tub and granite countertops, adding a touch of luxury. With over 700 square feet of living space, there's plenty of room to make this home your own.

A covered parking stall (#401) is conveniently



located just steps from the backdoor. But with a Walk Score of 84, you won't need a car! Stroll to trendy shops, cafes, restaurants, bars, and the vibrant nightlife of 17th Ave. Vacant and ready for quick possession—don't miss out!

Built in 1972

### Essential Information

MLS® #	A2205329
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	711
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 823 19 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0C6

### Amenities

Amenities	Bicycle Storage
Parking Spaces	1
Parking	Asphalt, Stall, Covered

### Interior

Interior Features	Granite Counters, No Animal Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, European

	Washer/Dryer Combination
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, See Remarks, Brick Facing, None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	11
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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