\$269,900 - 401, 823 19 Avenue Sw, Calgary

MLS® #A2205329

\$269,900

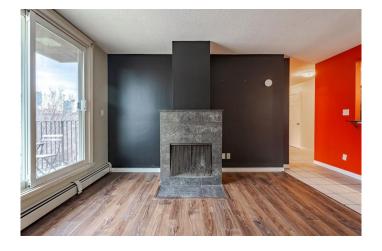
2 Bedroom, 1.00 Bathroom, 711 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

VACANT !!! Elevate Your Lifestyle in Lower Mount Royal â€" Top-Floor Condo with City Views! Looking for your first place in the heart of the action? This top-floor corner unit in Lower Mount Royal is perfect for someone on the go. With unbeatable views, fresh style, and walkable access to everything cool in Calgary, it has everything you need. Step into over 700 square feet of sun-soaked space where vibrant, artistic vibes meet modern updates. As a city-dweller who values both health and convenience, you'll love the peace and quiet of a solid concrete building while being just a short stroll from cafA©s, fitness studios, shops, 17th Ave bars, and weekend brunch spots. Imagine sipping your morning coffee or enjoying sunset hangs on your private balcony with skyline views. The condo is nestled on a quiet, tree-lined streetâ€"ideal for morning jogs or bike rides. Inside, the creative and colorful interior reflects its artist owner's personality, making it a unique and inviting space. Plus, the in-suite laundry is a major bonus that's rarely found in this building. Recent updates to the condo include sleek new vinyl flooring in the living room and newly painted bathroom, ceilings, doors, and trim. The kitchen shines with modern lighting, granite counters, black appliances, and natural wood cabinets. Extra windows bring in fresh air and natural light, enhancing the open feel of the space. Both bedrooms are generously sized with plush carpet, perfect for cozy nights in. The spa-style bathroom features a soaker tubâ€"great for







unwinding after hitting the gym or a long day at work. A covered parking stall is included, but with a Walk Score of 84, you might find yourself leaving the car at home more often than not. It's vacant and move-in readyâ€"whether you're a young professional, fitness enthusiast, or someone who just wants to live where the action is, this place checks every box. Quick possession is available, so don't wait to step into your vibrant new lifestyle!

Built in 1972

Essential Information

MLS® # A2205329 Price \$269,900

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 ²

Parking Stall, Asphalt, 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 Brick Facing, Living Room, None, See Remarks

of Stories 4

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed March 27th, 2025

Days on Market 81
Zoning M-C2

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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