

# \$259,900 - 301, 823 19 Avenue Sw, Calgary

MLS® #A2212375

## \$259,900

2 Bedroom, 1.00 Bathroom, 705 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Location! Location!! Location!!! A rare find in Lower Mount Royal! Welcome to this Second-floor end unit walkup featuring updated backsplash, granite countertops, stainless steel appliances, open kitchen & living area. Pass through Kitchen with breakfast counter for two, spacious bedrooms and updated laminate flooring. Located on a quiet street lined with trees and nestled between the brownstones. Get the best of both worlds, this 2-bedroom unit is just steps away from 17th Ave, experience the convenience of restaurants and night life, visit local shops, walk for your morning coffee or groceries. The condo is professionally managed, pet friendly, and offers bike storage. Don't delay make your appointment today!

Built in 1973

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212375    |
| Price          | \$259,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 705         |
| Acres          | 0.00        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                            |
|--------|----------------------------|
| Style  | Single Level Unit, Up/Down |
| Status | Active                     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 301, 823 19 Avenue Sw |
| Subdivision | Lower Mount Royal     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 0H6               |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Parking, Bicycle Storage, Laundry, Snow Removal, Trash |
| Parking Spaces | 1                                                      |
| Parking        | Assigned, Covered, Paved, Plug-In, Stall               |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan                                               |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings, European Washer/Dryer Combination |
| Heating           | Baseboard, Natural Gas, Hot Water                                                             |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |
| Basement          | None                                                                                          |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony                                           |
| Roof              | See Remarks                                       |
| Construction      | Brick, Stucco, Concrete, Metal Frame, Post & Beam |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 9                |
| Zoning         | M-C2             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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